RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Bernard D. Simmons

GRANTEE(s)
Eric Sox and George Brandt, Joint tenants with rights of survivorship

This Instrument Prepared By:
WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388

BILL GARRETT, Davidson County
Trans:T20160012027 DEEDTRS
Recvd: 02/12/16 10:53 4 pgs
Fees:23.00 Taxes:377.40
20160212-0013756

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated September 15, 2011 and recorded September 21, 2011, Document No. 20110921-0073107 in the Register's Office of Davidson County, Tennessee, Bernard D. Simmons conveyed to Rudy Title & Escrow, as Trustee for Mortgage Electronic Registration Systems, Inc as nominee for Brand Mortgage Group, LLC, its successors and assigns, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, Wells Fargo Bank, NA has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on April 29, 2015, Document No. 20150429-0038114 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and Wells Fargo Bank, NA has requested said Successor Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, advertisement and notice of the sale identifying all interested parties of said property was made and given conformity with the terms and provisions of said Deed of Trust, and Tenn. Code Ann. Sec. 35-5-104; said advertisement was advertised a total of three times, prior to actual sale date; and

WHEREAS, pursuant to said advertisement and notice, on February 4, 2016, in Nashville, Tennessee, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to Eric Sox and George Brandt, Joint tenants with rights of survivorship, at and for the sum of $102,000.00, that being the highest and best bid offered; and

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Successor Trustee the expenses of the sale with the balance being applied upon said indebtedness for which said property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Eric Sox and George Brandt, Joint tenants with rights of survivorship, of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Successor Trustee does hereby grant, bargain, sell, and convey to the said Eric Sox and George Brandt, Joint tenants with rights of survivorship, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

Land in Davidson County, State of Tennessee, more particularly described as follows, to wit: Being part of Lot No. 5 of Block F in the East Lawn Subdivision to Nashville, a plan of which is of record in Book 547, Pages 153-154, Register's Office for Davidson County, Tennessee. Having heretofore conveyed a triangular portion of Lot No. 5 on the west side to W. T. Davis and wife, Ethel Davis. The purpose of this conveyance is to transfer the remainder of said Lot No. 5 which fronts 50 feet on the easterly margin of Circle Drive and runs back approximately 150 feet on the north side to a stake placed there by W. T. Davis and J. L. McMurtry to mark the corner of the division of Lot No. 5 between W. T. Davis and J. L. McMurtry and thence running in a southerly direction approximately 50 feet to a stake placed thereby the said J. L. McMurtry on the east line of Lot No. 5 and at a point about 8 feet from the southeast corner of said lot and thence westerly about 155.75 feet to the easterly margin of Circle Drive.

Being the same property conveyed to Bernard D. Simmons by Warranty Deed recorded September 21, 2011 in Instrument No. 20110921-0073106, in the Register's Office for Davidson County, Tennessee.

Commonly known as: 1120 Circle Drive, Madison, TN 37115.

Tax Parcel No.: 043 01 0 049.00

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Eric Sox and George Brandt, Joint tenants with rights of survivorship, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 8 day of Feb, 2016.

Wilson & Associates, PLLC

By: _____
Maria Yoder
Wilson & Associates, PLLC
TN Bar # 30713

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Maria Yoder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged such person to be authorized to execute the instrument on behalf of Wilson & Associates, PLLC the within-named bargainor, a corporation, and that such, executed the foregoing instrument for the purposes therein contained by personally signing the name of the corporation.

Witness my hand and seal at office in Little Rock, Arkansas this 8 day of Feb, 2016.

TANISHA DAVIS
JEFFERSON COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires July 12, 2024
Commission # 12399735

_____
Notary Public

My Commission Expires: 7/12/2024

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $102,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

EXECUTED on this _____ day of _____, _____

_____

_____
Eric Sox and George Brandt, Joint tenants with rights of survivorship

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is $ 102,000
_____, Affiant
Subscribed and sworn before me this the 12th Day of Feb, 2016.
_____, Deputy Register

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, _____, with who I am personally acquainted, and whom acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in _____ this _____ day of _____, _____.

_____
Notary Public

My Commission Expires: _____

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Eric Sox and George Brandt, Joint tenants with rights of survivorship
7051 Highway 70 S Suite 315
Nashville, TN 37221

483-469609-5

EXHIBIT "A"

SERVICEMEMBERS CIVIL RELIEF ACT AFFIDAVIT

STATE OF Arkansas

COUNTY OF Pulaski

BEFORE ME, the undersigned authority, on this day personally appeared the undersigned, who states as follows:

1. Wilson & Associates, PLLC is the Successor Trustee with a certain Deed of Trust, dated September 15, 2011, recorded September 21, 2011, Document No. 20110921-0073107 in the Register's Office of Davidson County, Tennessee, executed by Bernard D. Simmons in favor of Mortgage Electronic Registration Systems, Inc as nominee for Brand Mortgage Group, LLC, its successors and assigns to secure the payment of a Deed of Trust to Mortgage Electronic Registration Systems, Inc as nominee for Brand Mortgage Group, LLC, its successors and assigns.

2. To the best of my knowledge and belief, the mortgagors holding an interest in the above-described property were (1) not members of the Armed Forces of the United States of America and had not been members of any such entities for at least twelve (12) months prior to the date of the foreclosure sale the subject hereof or (2) were members Armed Forces of the United States of America at the time the security instrument was executed, and therefore enforcement of the same is not subject to the provisions of the SCRA. See attached Department of Defense, DMDC status report.

3. As such, foreclosure of this property will not be subject to the provisions of 50 U.S.C. §501, *et seq.* (the Servicemembers Civil Relief Act).

FURTHER AFFIANT SAYETH NOT.

DATED this 8 day of Feb, 2016.

Wilson & Associates, PLLC

By: _____
Maria Yoder, Attorney
Wilson & Associates, PLLC
TN Bar 30713

ACKNOWLEDGMENT

STATE OF Arkansas

COUNTY OF Pulaski

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Maria Yoder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged such person to be authorized to execute the instrument on behalf of Wilson & Associates, PLLC the within-named bargainor, a corporation, and that such, executed the foregoing instrument for the purposes therein contained by personally signing the name of the corporation.

Witness my hand and seal at office in Little Rock, Arkansas this 8 day of Feb 2016.

_____
Notary Public

My Commission Expires: 7/12/2024

TANISHA DAVIS
JEFFERSON COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires July 12, 2024
Commission # 12399735