Record 1st

PREPARED BY AND RETURN TO:
Shapiro & Ingle, LLP
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S&I:15-103474
Davidson COUNTY

BILL GARRETT, Davidson County
Trans:T20160019394 DEEDTRS
Recvd: 03/09/16 13:47 2 pgs
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20160309-0022659

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 5, 2006, recorded in Instrument No. 20061006-0124464, in the Register's Office of Davidson County, Tennessee, Jeffrey R. Smith conveyed to Arnold M. Weiss, Esq., Trustee, 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, default was made in the terms and conditions of said Deed of Trust, and the undersigned was appointed as Substitute Trustee by Instrument of record in Instrument# 201510220107613, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, the holder requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request, the said property was by the Substitute Trustee, advertised for sale in conformity with the terms and provisions of said Deed of Trust, by publication in the Nashville Ledger such advertisement appearing in said newspaper on February 5, 2016, February 12, 2016, February 19, 2016 by which advertisement the sale was appointed to be held on February 29, 2016, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, at 10:00 AM; and,

WHEREAS, pursuant to T.C.A. § 35-5-101 Notice of the Foreclosure Sale including the date, time, location, and terms of the sale was timely given by mailing a copy of the Notice of Sale by registered or certified mail, return receipt requested, to all parties entitled to said notice and following such notice the default was not cured.

WHEREAS, the Substitute Trustee has conducted a diligent search of the Defense Manpower Data Center (DMDC) website for each known Borrower in compliance with the Service Members Civil Relief Act, and as such the foreclosure of this property is not subject to the provisions of 50 U.S.C. § 501, *et seq.*; and

WHEREAS, at the time and place mentioned in said advertisement, the property was sold at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to George Brandt and Eric Sox for the sum of $201,500.00, that being the highest and best bid offered; and,

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

NOW, THEREFORE, in consideration of the premises and the payment by George Brandt and Eric Sox the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Shapiro & Ingle, LLP, a Tennessee limited liability partnership, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said George Brandt and Eric Sox, his/her/their/its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to wit:

A certain condominium apartment known as Unit No. 1211 of the Horizontal Property Regime of Viridian Condominium pursuant to Master Deed of record as Instrument No. 20061004-0122833, and Addendum of record as Instrument No. 20061004-0122834, Register's Office for Davidson County, Tennessee, to which referenced is made for a more complete description.

Being the same property conveyed to Jeffrey R. Smith by warranty deed from Viridian Development Company, LLC of record as Instrument No. 200610060124463, said Register's Office.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Instrument No. 20061006-0124464, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Warranty Deed recorded in Instrument 200610060124463, in the Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements, State and Federal tax liens and any other matter of record. The Substitute Trustee does not warrant or guarantee any amounts of acreage that may be referenced in the legal description.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto George Brandt and Eric Sox, his/her/their/its successors and assigns, in fee simple forever, to whom the said Shapiro & Ingle, LLP, a Tennessee limited liability partnership, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under it, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Shapiro & Ingle, LLP, a Tennessee limited liability partnership, Substitute Trustee, has hereunto set its hand and seal this Second day of March, 2016.

Shapiro & Ingle, LLP, a Tennessee limited liability partnership

By: _____
Andrew Vining
Authorized Signatory

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

On the 2nd day of March, 2016, before me, a Notary Public, in and for said State and County, personally appeared Andrew Vining, with whom I am personally acquainted, and who, acknowledged himself/herself to be an authorized signatory of Shapiro & Ingle, LLP, a Tennessee limited liability partnership, the within named bargainor, a limited liability partnership, and that as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Partnership.

WITNESS my hand and Notarial Seal at Office the day and year above written.

_____ _____
My commission expires: Notary Public
November 8, 2020 Brian Cochran

BRIAN COCHRAN
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires November 8, 2020

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $201,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant - Agent

Subscribed and sworn to before me on the date written above.

_____ _____
My commission expires: Notary Public
November 8, 2020 Brian Cochran

BRIAN COCHRAN
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires November 8, 2020

PROPERTY ADDRESS: 415 Church St Apt 1211, Nashville, Tennessee 37219

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
George Brandt and Eric Sox
5133 Harding Pike Suite B10 PMB 185
Nashville, TN 37205

S&I File #15-103474
Map & Parcel -093 06 1J 043.00

RETURN TO:

ATHENS TITLE & ESCROW L.L.C.
5115 MARYLAND WAY
BRENTWOOD, TN 37027

PREPARER'S NOTE: IT IS THE GRANTEE'S RESPONSIBILITY TO RECORD THIS INSTRUMENT. FAILURE TO DO SO MAY ADVERSELY AFFECT TITLE OR INTEREST.