BILL GARRETT, Davidson County
Trans: T20160025613 DEEDTRS
Recvd: 03/30/16 11:54 2 pgs
Fees: 13.00 Taxes: 355.57
20160330-0029973

This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
MAP & PARCEL 043 09 0 090.00
217 CUMBERLAND AVE
MADISON, TENNESSEE 37115

NO MORTGAGE
New Owner - Send Tax Bills:
ERIC SOX AND
GEORGE BRANDT
5133 HARDING PIKE
SUITE B10, PMB 185
NASHVILLE, TENNESSEE 37205

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **APRIL 4, 2003, FMLS, INC.,** was named Trustee in a Deed of Trust of even date executed by **JAMES G. BANDY AND MARY ELIZABETH BANDY; HUSBAND AND WIFE,** conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$46,500.00**, principal, said Deed of Trust being recorded in **INSTRUMENT NO. 20030423-0054690**, in the Register's Office for **DAVIDSON** County, Tennessee; and

IF applicable the notice required by T.C.A. 35-5-101 et seq. having been met and whereas, **J. PHILLIP JONES AND/OR JESSICA D. BINKLEY,** either of whom may act, was appointed Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT NO. 20160203-0010453,** in the Register's Office for **DAVIDSON** County, Tennessee; I, **J. PHILLIP JONES**, Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Substitute Trustee in said Deedof Trust advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving twenty-one (21) days notice by three (3) successive publications, namely: **FEBRUARY 18, 2016/ FEBRUARY 25, 2016/ MARCH 3, 2016** in **ALL TENNESSEAN**, a newspaper of general circulation in **DAVIDSON** County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust.

PURSUANT to said advertisement on **FRIDAY, MARCH 18, 2016 AT 3:00 P.M., ON THE SECOND FLOOR MEZZANINE (ENTER THE FRONT DOOR FACING THE NEW PUBLIC SQUARE PARK) OF THE HISTORIC DAVIDSON COUNTY COURTHOUSE, ONE PUBLIC SQUARE, IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE,** I, **J. PHILLIP JONES,** as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the herein above mentioned equities as provided in said Deed of Trust, at which time **ERIC SOX AND GEORGE BRANDT, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, submitted the highest and best bid in the amount of **$96,100.00.**

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES**, Substitute Trustee, do hereby sell, transfer and convey to **ERIC SOX AND GEORGE BRANDT, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** its' successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 12 OF BLOCK "D" ON THE MAP OF WOODLAWN ESTATES, AS OF RECORD IN BOOK 843, PAGE 82, REGISTER'S OFFICE FOR SAID COUNTY.

SOURCE OF TITLE; BOOK 3181 PAGE 629

BEING THE SAME PROPERTY CONVEYED TO JAMES G. BANDY AND WIFE, MARY ELIZABETH BANDY BY WARRANTY DEED DATED OCTOBER 13, 1960 OF RECORD IN BOOK 3181, PAGE 629, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID JAMES G. BANDY HAVING SINCE DIED ON OR ABOUT AUGUST 22, 2003.

ALSO BEING THE SAME PROPERTY CONVEYED FROM MARY ELIZABETH BANDY TO JOY EDNA BANDY AND JOHNNA GAY BANDY BY QUITCLAIM DEED DATED OCTOBER 31, 2003 OF RECORD IN INSTRUMENT NO. 20031112-0165753, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 217 CUMBERLAND AVE, MADISON, TENNESSEE 37115 (217 CUMBERLAND AVENUE, MADISON, TENNESSEE 37115).

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **ERIC SOX AND GEORGE BRANDT, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** all the rights conveyed to me as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all my actions in the premises being solely as Substitute Trustee and not otherwise under the power vested in me under said Deed of Trust herein above referred to and not as an individual.

Jr. Substitute Trustee

J. PHILLIP JONES
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **J. PHILLIP JONES**, Substitute Trustee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee on **MARCH 18, 2016.**

Jessica Binkley

Notary Public

My Commission Expires: 10.18.16

JESSICA BINKLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires October 18, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is **$96,100.00.**

Affiant

Subscribed and sworn to before me, this **18TH day of MARCH, 2016.**

Jessica Binkley

Notary Public

My Commission Expires: 10.18.16

JESSICA BINKLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires October 18, 2016

RETURN TO:
J. PHILLIP JONES
1800 HAYES STREET
NASHVILLE, TN 37203