This instrument prepared by:

JASON S. MANGRUM
MACKIE WOLF ZIENTZ & MANN, P.C.
5217 MARYLAND WAY, SUITE 404
BRENTWOOD, TN 37027
(615) 238-3630
MWZM NO.: 15-002862-670

NO MORTGAGE
New Owner - Send Tax Bills:
Grantee's Address:
Sox, Eric and Brandt, George
7051 Highway 70S
Suite 315
Nashville, TN 37221

BILL GARRETT, Davidson County
Trans: T20160037890 DEEDTRS
Recvd: 05/06/16 12:09 2 pgs
Fees: 13.00 Taxes: 175.63
20160506-0045093

Tax ID: 08008016000
Property Address: 3209 LAGRANGE DR., NASHVILLE, TN 37218

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on November 16, 2004, GAIL C. VICTORY was named Trustee in a Deed of Trust of even date executed by BOBBY BENFORE AND BARTHOLME BENFORD, conveying to him/her/it as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $90,000.00, principal, said Deed of Trust being recorded as Instrument No. 20041123-0140218 in the real property records of Davidson County Register's Office, Tennessee; and

The notice required by T.C.A. 35-5-101 et seq. having been met and whereas, Jason S. Mangrum was appointed Substitute Trustee under said Deed of Trust by instrument of record **as Instrument No. 20150821-0084849** in the real property records of Davidson County Register's Office, Tennessee; I, Jason S. Mangrum, 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 Deed of Trust advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving notice by three (3) successive publications, namely: **03/24/2016, 03/31/2016, 04/07/2016** in 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.

If the U.S. Department of Treasury/IRS, the State of Tennessee Department of Revenue, or the State of Tennessee Department of Labor or Workforce Development are listed as Interested Parties in the advertisement, then the Notice of this foreclosure is being given to them and the Sale will be subject to the applicable governmental entities' right to redeem the property as required by 26 U.S.C. 7425 and T.C.A. §67-1-1433.

PURSUANT to said advertisement on April 28, 2016 on or about 12:00PM local time, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, I, Jason S. Mangrum, individually or by and through his agent, 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 **Eric Sox and George Brandt, Joint Tenants with Rights of Survivorship**, submitted the highest and best bid, in the amount of $47,467.98, it being the best and highest bid.

NOW THEREFORE, in consideration of the premises, I, JASON S. MANGRUM, JOHN R. ROAN, or JERRY A. BRIDENBAUGH, Substitute Trustee, do hereby sell, transfer and convey to **Eric Sox and George Brandt, Joint Tenants with Rights 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:

BEING LOT NO. 209 ON THE PLAN OF SECTION THREE, BORDEAUX HILLS, OF RECORD IN BOOK 3600, PAGE 34, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 209 FRONTS 55.0 FEET ON THE SOUTHWESTERLY MARGIN OF LEGRANGE DRIVE AND EXTENDS BACK BETWEEN PARALLEL LINES 125.0 FEET TO A DEAD LINE IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO BOBBY BENFORE AND BARTHOLME BENFORE BY QUIT CLAIM DEED FROM BOBBY BENFORE, DATED 11/18/98, RECORDED 12/22/98, IN BOOK 11264, PAGE 202, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 3209 LAGRANGE DR., NASHVILLE, TN 37218.

I, Jason S. Mangrum, Substitute Trustee, convey to **Eric Sox and George Brandt, Joint Tenants with Rights 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.

Witness my hand and official seal at
PREMIER BUILDING, SUITE 404
5217 MARYLAND WAY
BRENTWOOD, TENNESSEE 37027, on this 2nd day of May, 2016.

Jason S. Mangrum, Substitute Trustee
PREMIER BUILDING, SUITE 404
5217 MARYLAND WAY
BRENTWOOD, TENNESSEE 37027
PHONE: (615) 238-3630
EMAIL: INFO@MWZMLAW.COM

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Jason S. Mangrum, 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 Brentwood, Tennessee on this 2nd day of May, 2016.

Notary Public: Dawn M E McMahon
My Commission Expires: September 18, 2017

STATE OF TENNESSEE
COUNTY OF _____

DAWN M E MCMAHON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

The actual consideration or value, whichever is greater for this transfer is $47,467.98.

_____
Affiant

Subscribed and sworn to before me, this on this ____ day of _____, 2016.

Notary Public: _____
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 47,468
_____, Affiant
Subscribed and sworn before me this the
10 Day of May, 2016.
_____, Deputy Register