BILL GARRETT, Davidson County
Trans:T20160048479 DEEDTRS
Recvd: 06/08/16 13:32 4 pgs
Fees:23.00 Taxes:264.55
20160608-0057965

This Form furnished by: **FRED C. DANCE, ESQ., Attorney at Law, 234 First Avenue South, Franklin, Tennessee 37064; (615) 794-3450**

FROM:

MIKE HINTON, SUCCESSOR TRUSTEE

TO:

ERIC SOX AND GEORGE BRANDT, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

TRUSTEE'S DEED

New Owner & Address	Taxable Party	Parcel Identification No.
Eric Sox and George Brandt 7051 Highway 70 South Suite 315 Nashville, Tennessee 37221	Same as Owner	086 10 0 031.00

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: **$ 71,500.000**.

MIKE HINTON, SUCCESSOR TRUSTEE

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF June, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-9-18
DATE

This Instrument Prepared By:

FRED C. DANCE
Attorney at Law
234 First Avenue South
Franklin, TN 37064

(615) 794-3450

KIMBERLY R. STRICKLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 9, 2018

This instrument is made and entered into as of the 7th day of June, 2016, by and between ***MIKE HINTON***, Successor Trustee (hereinafter "Successor Trustee"), and ***ERIC SOX and GEORGE BRANDT,*** as Joint Tenants with Right of Survivorship.

WHEREAS, by a certain Adjustable Rate Note, dated September 19th, 2005, executed by ***WANDA F. CARNES***, an unmarried person, to ***NASHVILLE POST OFFICE CREDIT UNION,*** and secured by a Deed of Trust, to ***SHARON RADER***, as Trustee, of record in Instrument No. 20050923 - 0114246, Register's Office for Davidson County, Tennessee;

WHEREAS, the lawful holder of the Adjustable Rate Note, ***NASHVILLE POST OFFICE CREDIT UNION***, appointed ***MIKE HINTON***, to serve as Successor Trustee in accordance with the terms of said Deed of Trust in Instrument No. 20160502 - 0042388, Register's Office of Davidson County, Tennessee;

WHEREAS, the indebtedness secured by said Adjustable Rate Note and the Deed of Trust became overdue and unpaid, and other conditions of default occurred, by reason of which the lawful owner and holder of the indebtedness secured by said Adjustable Rate Note and the Deed of Trust declared the Adjustable Rate Note and the Deed of Trust to be in default and notice of such default was properly given;

WHEREAS, the lawful holder of the Adjustable Rate Note secured by the Deed of Trust directed the Successor Trustee to sell the property held as security under the Adjustable Rate Note and the Deed of Trust as provided therein, and the Trustee caused notice to be published in ***The Nashville Ledger*** that the property would be sold at 11:00 a.m., on Monday, June 6th, 2016, at the main door of the Register of Deeds for Davidson County, Tennessee, 501 Broadway, Nashville, Tennessee 37203, such advertisement appearing in said newspaper in ***The Nashville Ledger*** on Friday, May 6, 2016, Friday, May 13, 2016, and Friday, May 20, 2016, and sent a copy of such notice to ***WANDA F. CARNES***, an unmarried person, and all known creditors and following such notices, the default was not cured;

WHEREAS, the Successor Trustee at the time, place and date specified in said notices caused the property and all improvement, fixtures, and structures thereon to be offered for sale, and after opening the floor for competitive bids, sold said Property to ***ERIC SOX*** and ***GEORGE BRANDT,*** as Joint Tenants with Right of Survivorship, at the price of $ 71,500.00 Dollars, this being the highest, last and best bid.

NOW THEREFORE, I, MIKE HINTON, as the Successor Trustee as aforesaid, in consideration of the premises and the sum of $ 71,500.00 Dollars, credited by the ***NASHVILLE POST OFFICE CREDIT UNION*** against the Adjustable Rate Note and the Deed of Trust, these presents do transfer and convey unto ***ERIC SOX*** and ***GEORGE BRANDT,*** as Joint Tenants with

Right of Survivorship, all of my rights, title and interest, as Successor Trustee, in and to the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, To Wit:

BEING Lot No. 28 on the Plan of Chapelwood, Section 2, of record in Plat Book 5200, Page 83, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and detailed description of said lot.

BEING a the same real property conveyed to Wanda F. Carnes, an unmarried woman, by Deed from Ronald Clinard and Wife, Patty Clinard, dated September 25, 1990, recorded on September 27, 1990, of record in Book 8204, Page 335, Register's Office for Davidson County, Tennessee.

This Trustee's Deed was prepared from information provided by the parties herein, and the preparation of this Trustee's Deed neither expresses nor implies any opinion of the preparer as to the title nor as to the accuracy of the description of the property conveyed herein.

This conveyance is subject to (1) All Local, State and Federal Taxes (2) All restrictions of record (3) All Easements of record (4) All visible Easements (5) All matters appearing on the Plan of record (6) All applicable Governmental and Zoning regulations and (7) All indebtedness on the real property as of Record in the Register's Office for Davidson County, Tennessee.

This is improved property known as:

3572 Albee Drive, Hermitage, Davidson County, Tennessee 37076

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereof, in bar of the equity of redemption, statutory right of redemption, homestead, and exemptions rights, as provided in, but only to the extent provided in, said Adjustable Rate Note and the Deed of Trust.

Said sale is subject to such liens, defects, encumbrances, adverse claims or other matters which take priority over the Adjustable Rate Note and the Deed of Trust under which said foreclosure was held or which affects the land therein conveyed.

WITNESS the signature of the Successor Trustee on this the 7th day of June, 2016.

MIKE HINTON, Successor Trustee

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

Personally appeared before me, Kimberly R. Strickland, a Notary Public in and for said County and State, the within named **MIKE HINTON, SUCCESSOR 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 of therein contained.

WITNESS my hand at Nashville, Tennessee, on this the 7th day of June, 2016.

NOTARY PUBLIC

My Commission Expires: 1-9-18
DATE

KIMBERLY R. STRICKLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 9, 2018