RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Latoya Blair and Larry Jenkins, Jr.

GRANTEE(s)
George Brandt, Eric Sox

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

BILL GARRETT, Davidson County
Trans:T20160052228 DEEDTRS
Recvd: 06/20/16 13:28 2 pgs
Fees:13.00 Taxes:328.93
20160620-0062513

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated October 23, 2008 and recorded October 30, 2008, Document No. 20081030-0108320 in the Register's Office of Davidson County, Tennessee, Latoya Blair and Larry Jenkins, Jr. conveyed to Andrew C. Rambo, as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for First Community Mortgage, Inc., 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, U.S. BANK NATIONAL ASSOCIATION has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on March 31, 2016, Document No. 20160331-0030726 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 U.S. BANK NATIONAL ASSOCIATION 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 the attached Department of Defense DMDC status report, 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. 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).

WHEREAS, pursuant to said advertisement and notice, on June 9, 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 George Brandt, Eric Sox, at and for the sum of $88,900.00, 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 George Brandt, Eric Sox 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 George Brandt, Eric Sox, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 137 on the Map of Stardust Acres, as of record in Book 1424, Page 92, Register's Office for said County. Said Lot No. 137 fronts 82.1 feet on the Northerly side of Saturn Drive and runs back between lines 181.1 feet on the Easterly line and 215.9 feet on the Westerly line to a dead line in the rear on which it measures 61 feet, more or less.
>
> Being the same property conveyed to Latoya Blair by Warranty Deed recorded November 28, 2006 in Instrument No. 20061128-0146582, in the Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 1324 Saturn Drive, Nashville, TN 37217.
>
> Tax Parcel No.: 120-06-010.00

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 George Brandt, Eric Sox, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 14 day of June, 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 14 day of June, 2016.

MELISSA ROCHESTER NOTARY PUBLIC - ARKANSAS LONOKE COUNTY COMM. EXP. 11-20-2016 No. 12357725

_____
Notary Public

My Commission Expires: 11-20-16

AFFIDAVIT FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $88,900.00, 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 _____, _____

_____
George Brandt

_____
Eric Sox

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is $ 88,900
_____, Affiant
Subscribed and sworn before me this the 20 Day of June, 2016
_____, Deputy Register