This instrument prepared by:
WEISS & CUMMINS, PLLC
Attorney at Law
208 Adams Avenue
Memphis, TN 38103
901-526-8296
WC 1701-123239-FC

BILL GARRETT, Davidson County
Trans:T20160053558 DEEDTRS
Recvd: 06/23/16 10:51 2 pgs
Fees:13.00 Taxes:277.50
20160623-0064051

Tennessee
Map # 142060B29400CO

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 23, 2009, and recorded in Register's Instrument No. 20091230-0118608 in the Register's Office of Davidson County, Tennessee, Mary Fox, an Unmarried Woman, conveyed to Rudy Title, Trustee(s), 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, the holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record in Register's Instrument No 201604110034477 in the Register's Office of said County; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary 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 by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by which advertisement the sale was appointed to be held on June 9, 2016, at the Front Entrance of the Historic Davidson County Courthouse, One Public Square, Nashville, TN 37201 of Davidson County, Tennessee; and,

WHEREAS, at the time and place mentioned in said advertisement the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which sale George Brandt, a married man, and Eric Sox, a married man, Joint Tenants with the rights of survivorship, whose address is 5133 Harding Pike Suite B10, PMB185, Nashville, TN 37205 being the highest and best bidder, became the purchaser of said property at and for the sum of SEVENTY FIVE THOUSAND AND NO/100'S DOLLARS; and,

WHEREAS, the purchaser, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the amount of his bid.

NOW, THEREFORE, in consideration of the premises and the payment by George Brandt, a married man, and Eric Sox, a married man, Joint Tenants with the rights of survivorship of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Arnold M. Weiss, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said George Brandt, a married man, and Eric Sox, a married man, Joint Tenants with the rights of survivorship, their heirs and assigns in fee simple forever, the property above mentioned and now further described as being in, County of Davidson, State of Tennessee, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit Number 294, Building No. 55 and Garage 294G, on the Plan of "Peppertree", Creekside Meadows Condominiums, as of record in Plat Book 4675, Pages 128-130, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

THIS CONVEYANCE is subject to all restrictions, easements, setback lines, and encumbrances of record in the Register's Office for the aforesaid county.

Mary Fox, (his/hers/their) heirs and assigns, obtained title to the above referenced real estate by Deed of record in Instrument Number 20031201-0172189, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes.

If the original Trustee's sale date was postponed in accordance with TCA 35-5-101(f), all announcements and notifications were made as required therein

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto George Brandt, a married man, and Eric Sox, a married man, Joint Tenants with the rights of survivorship, their heirs and assigns in fee simple forever, to whom the said Arnold M. Weiss, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has on June 9, 2016 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On June 9, 2016 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Arnold M. Weiss to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

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

NOTARY PUBLIC

DIXIE CHAMBERS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 08-01-2016

My Commission Expires:

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
810 Bellevue Road Apartment 294,
Nashville, TN 37221

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
George Brandt
Eric Sox
5133 Harding Pike Suite B10, PMB185
Nashville TN 37205

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STATE OF TENNESSEE – COUNTY OF Davidson
THE ACTUAL CONSIDERATION OF TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $75,000.00
AFFIANT 23
SUBSCRIBED AND SWORN TO BEFORE ME, June 9, 2016
~~NOTARY PUBLIC~~ L. Chandler DR
~~MY COMMISSION EXPIRES~~