FILE NO.: NAT-16-00444

BILL GARRETT, Davidson County
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Fees:18.00 Taxes:547.60
20160713-0071565

Prepared by and Return to:
Rubin Lublin TN, PLLC
119 S. Main Street, Suite 500
Memphis, TN 38103
NAT-16-00444

ADDRESSES NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
ERIC SOX AND GEORGE BRANDT	ERIC SOX AND GEORGE BRANDT	175 06 0A 053.00CO
7051 HWY 70 SOUTH 315 NASHVILLE, TN 37221	7051 HWY 70 SOUTH 315 NASHVILLE, TN 37221	

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by that certain Deed of Trust dated September 25, 2012 and recorded October 3, 2012, at **Instrument Number 20121003-0090489**, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), **OMOLOLA OREDUGBA** ("Borrower") conveyed to TRUE CONCEPT TITLE, INC., Trustee, certain real property as described below (the "Property") to secure the payment of a certain indebtedness described in the Deed of Trust including, without limitation, that evidenced by a certain promissory note executed on September 25, 2012, (the "Note"), which obligation is presently held by **Nationstar Mortgage LLC**; and

WHEREAS, demand was made for the payment of the Note secured by the Deed of Trust referenced above, the payment of which was in default, and the obligation secured by the Deed of Trust referenced above was declared due and payable as provided in the Note and Deed of Trust, but the obligation was not paid; and

WHEREAS, Lender, the holder of the Note evidenced by the Deed of Trust, demanded that the Property be advertised and sold in accordance with the terms of the Deed of Trust; and

WHEREAS, the undersigned, Rubin Lublin TN, PLLC, was duly appointed as Substitute Trustee in the place and stead of TRUE CONCEPT TITLE, INC., said appointment being set forth in **Instrument Number 20160414-0035673** in said Register's Office; and

WHEREAS, the Substitute Trustee caused a diligent search of the military records for each known Borrower in compliance with the Service Members Civil Relief Act, and as such the foreclosure of this property is not subject to the provisions of 50 U.S.C. § 501, et seq.; and

WHEREAS, the Substitute Trustee caused a diligent search of the bankruptcy records for each known Borrower and determined that Substitute Trustee was not subject to an automatic stay in bankruptcy both at the time foreclosure proceedings commenced and the time the Property was sold; and

WHEREAS, the Substitute Trustee caused notice to be published as provided for under T.C.A. §35-5-104 and as provided in the Deed of Trust and Note in The Tennessee Tribune that the Property would be sold on June 23, 2016, at 10:00 AM at the Davidson County Historic Courthouse, located in Nashville, Tennessee, such advertisement appearing in said newspaper on May 26, 2016, June 2, 2016, June 9, 2016, a copy of such notice was sent to the parties required under T.C.A. § 35-5-101(e) prior to the first publication date written above, and following such notice the default was not cured; and

WHEREAS, on June 23, 2016, the Substitute Trustee appeared and offered the property for sale, and after opening the floor for competitive bids, sold said Property to **ERIC SOX AND GEORGE BRANDT, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** at the price of **One Hundred Forty-Eight Thousand and 00/100 ($148,000.00)** this being the highest, last and best bid.

NOW, THEREFORE, Rubin Lublin TN, PLLC, Substitute Trustee as aforesaid, in consideration of the premises and the sum of One Hundred Forty-Eight Thousand and 00/100 ($148,000.00) to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto **ERIC SOX AND GEORGE BRANDT, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** ("Grantee"), its successors and assigns, all of its right, title and interest in and to the Property, including without limitation, 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:

THAT CERTAIN PARCEL OF REAL ESTATE LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, WITHIN THE CORPORATE LIMITS OF THE CITY OF ANTIOCH, AND BEING DESCRIBED AS FOLLOWS, TO-WIT:

BEING ALL OF LOT NO. 53 (FIFTY-THREE) THE PLAN OF SECTION I, THE PRESERVE AT OLD HICKORY, "CLUSTER LOT SUBDIVISION", A PLANNED UNIT DEVELOPMENT, ACCORDING TO PLAT AND SURVEY APPEARING OF RECORD IN INSTRUMENT NUMBER 20060824-0104545 OF THE REGISTER`S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF LOCATION AND DESCRIPTION OF SAID LOT.

THIS CONVEYANCE IS MADE SUBJECT TO DECLARATION OF COVENANTS, RESTRICTIONS AND CONDITIONS OF RECORD IN INSTRUMENT NUMBER 20060824- 0104548, AND IN INSTRUMENT NUMBER. 20061208-0152023; EASEMENT TO TENNESSEE TELEPHONE COMPANY OF RECORD IN INSTRUMENT NUMBER 20061013- 0127087; .EASEMENT TO COLONIAL PIPELINE OF RECORD IN BOOK 4542, PAGE 131, IN BOOK 3616, PAGE 453, IN BOOK 3570, PAGE 13, AND IN BOOK 3571, PAGE 599; EASEMENT TO FIRST SUBURBAN WATER DISTRICT OF RECORD IN BOOK 4453, PAGE 154; TRANSMISSION LINE EASEMENTS OF RECORD IN BOOK 4425, PAGE 582, AND IN BOOK 2346, PAGE 378; DECLARATION OF TAKING TO UNITED STATES OF AMERICA (TVA) OF RECORD IN BOOK 11335, PAGE 609, AND IN INSTRUMENT NUMBER 20021017- 0127752; STORM WATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NUMBER 20041103-0132562; CHARTER OF HOMEOWNER`S ASSOCIATION OF RECORD IN INSTRUMENT NUMBER 20060824-0104548; EASEMENT TO TDS TELECOM OF RECORD IN INSTRUMENT NUMBER 20061013-0127208; AND TO ANY AND ALL MATTERS SHOWN ON SAID PLAT AND SURVEY OF RECORD IN INSTRUMENT NUMBER 20060824- 0104545; ALL OF SAID REGISTER`S OFFICE.

The source of title is recorded at Instrument Number 20100624-0049542, in the Register's Office for Davidson County, Tennessee.

This property is now or was formerly known as 1128 SHALLOWBROOK TRAIL SOUTH, ANTIOCH, TN 37013.

To have and to hold the aforesaid real estate, together with all improvements thereon, free from any equity of redemption, statutory right of redemption, spouse's elective share, homestead, dower, courtesy and all other exemptions, as provided in, but only to the extent provided in, said Deed of Trust.

Said sale will be subject to any and all unpaid ad valorem taxes (plus penalty and interest, if any) that may be a lien upon the Property; any and all liens, defects, encumbrances, adverse claims, and other matters which take priority over the Deed of Trust upon which this foreclosure sale is had; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal, which might not have been waived by such governmental agency; applicable covenants, restrictions, building setbacks, easements, and to all conditions as shown with respect to the aforementioned Property in the Register's Office of Davidson County, Tennessee; any governmental zoning and subdivision ordinances or regulations in effect thereon; the accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

The Property is conveyed AS IS WHERE IS, without representations or warranties of any kind whatsoever, whether express or implied. Without limiting the foregoing, THE PROPERTY IS SOLD WITHOUT ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

WITNESS the signature of the Substitute Trustee this ~~24~~ 27th day of June, 2016.

Rubin Lublin TN, PLLC

Printed Name: Victor Kang
Title: Member, Rubin Lublin, LLC, the sole member of Rubin Lublin TN, PLLC

STATE OF GEORGIA)
COUNTY OF GWINNETT)

Before me, Courtni Diggins, of the state and county aforesaid, personally appeared, Victor Kang, member of Rubin Lublin, LLC, the sole member of Rubin Lublin TN, PLLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself/herself to be a Member of Rubin Lublin, LLC, a Limited Liability Company, and that he/she as such officer, being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing the name of the Limited Liability Company by himself/herself as such officer.

WITNESS my hand and seal at office in Peachtree Corners, Georgia, this ~~24~~ 27th day of June, 2016.

Courtni Diggins
Notary Public

COURTNI DIGGINS NOTARY PUBLIC DEKALB COUNTY EXPIRES GEORGIA Nov. 15, 2019

My commission expires:

November 15, 2019

STATE OF _____)
COUNTY OF _____)

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

WITNESS my hand this ___ day of _____, 20___.

Printed Name:_____
Title: Grantee/Agent

Sworn to and subscribed
before me this ___ day of _____, 20___.

Notary Public

My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 148,000
_____, Affiant
Subscribed and sworn before me this the
13th Day of July, 2016
L. Chandler, Deputy Register