RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Burthia E. Booker

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:T20160065021 DEEDTRS
Recvd: 07/28/16 13:02 3 pgs
Fees:18.00 Taxes:390.35
20160728-0077828

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated December 15, 2010 and recorded December 22, 2010, Document No. 20101222-0101919 in the Register's Office of Davidson County, Tennessee, Burthia E. Booker conveyed to Arnold M. Weiss, Esq., as Trustee for Wells Fargo Bank, N.A., 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, Wells Fargo Bank, NA has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on March 21, 2016, Document No. 20160321-0026146, 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 Wells Fargo Bank, NA 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 July 21, 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 $105,500.00, 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:

Being all of Unit No. 4805 (Four Thousand Eight Hundred Five) as shown on Exhibit D to the Master Deed of Old Hickory Commons of record in Instrument Number 20080317-0026338 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 the Declaration of Covenants, Restrictions, and Conditions of record in Instrument Number 20070920-0112646, as amended in Instrument Number 20071213-0143334, amended and restated in Instrument Number 20080317-0026338; Easement to Fifty Foot Colonial Pipeline Easement of record in Book 3570, Page 11; Easement to Stormwater Detention Agreement of record in Instrument Number 20060307-0026092; Easement to Tennessee Telephone Company of record in Instrument Number 20081121-0114642 and in Instrument Number 20080709-0070604; Quitclaim Deed to Old Hickory Commons Homeowners' Association, Inc., a Tennessee Corporation of record in Instrument Number 20080402-0032833; Transmission Line Easement of record in Book 2344, Page 432, in Book 4425, Page 535, and in Book 11124, Page 716; and to any and all matters shown on said plat as shown as Exhibit D to Master Deed appearing of record in Instrument Number 20080317-0026338; all of said Register's Office.

Being the same property conveyed to Burthia E. Booker by Warranty Deed recorded December 22, 2010 in Instrument No. 20101222-0101918, in the Register's Office for Davidson County, Tennessee.

Commonly known as: 1507 Sprucedale Drive, Antioch, TN 37013-2484.

Tax Parcel No.: 175-02B-009.00

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 27 day of July, 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 27 day of July, 2016.

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

_____
Notary Public

My Commission Expires: 11-20-16

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $105,500.00, 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

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, _____, with who I am personally acquainted, and whom acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in _____ this _____ day of _____, _____.

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 105,550.00
Affiant
Subscribed and sworn before me this the
28 Day of July, 2016.
, Deputy Register

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
George Brandt, Eric Sox
5133 Harding Pike Suite B10, PMB 185
Nashville, TN 37205

0205992078