BILL GARRETT, Davidson County
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20160928-0102253

FILE NO.: 15-25465

THIS INSTRUMENT PREPARED BY:
BROCK & SCOTT, PLLC
6 Cadillac Drive, Suite 140
Brentwood, TN 37027

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Howard Stewart conveyed to Arnold M. Weiss, Esq. as Trustee for the benefit of Wells Fargo Bank, N.A., the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth in a Deed of Trust dated September 22, 2006 and recorded on October 17, 2006 in Instrument No. 20061017-0128617, in the Office of the Register of Deeds of Davidson County, Tennessee, and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to **Wilmington Trust, National Association, not in its individual capacity, but solely as trustee for VM Trust Series 3, a Delaware statutory trust**; and

WHEREAS, Wilmington Trust, National Association, not in its individual capacity, but solely as trustee for VM Trust Series 3, a Delaware statutory trust, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 20160825-0089244 in the Office of the Register of Deeds 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 the holder of said Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the property was advertised for sale in The Tennessee Tribune in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on August 25, 2016, September 1, 2016, and September 8, 2016; and

WHEREAS, if the original sale date was postponed, such sale was postponed in accordance with the provisions of T.C.A. 35-5-101(f), and all announcements and notifications were made as required therein, and

WHEREAS, at the time and place mentioned in referenced advertisement the undersigned's agent, offered said property for sale at public outcry at the Davidson County Courthouse on September 20, 2016 at 10:00AM to the highest and best bidder for cash, at which sale George Brandt and Eric Sox,

1/2 undivided interest each, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $115,500.00; and

WHEREAS, George Brandt and Eric Sox, 1/2 undivided interest each has complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust; and

NOW, THEREFORE, in consideration of the premises and of payment by George Brandt and Eric Sox, 1/2 undivided interest each as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, Brock & Scott, PLLC, as Substitute Trustee, does hereby grant, bargain, sell and convey unto George Brandt and Eric Sox, 1/2 undivided interest each, its/his/her successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

Property located at: 1728 Nubell Street, Nashville, Tennessee 37208, County of Davidson.

Certain Tract or parcel of land in the Davidson County, Tennessee, described as follows, to-wit:

Being Lot 78 on the Plan of Buena Vista Heights Addition to North Nashville, as of record in Book 161, page 19, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Eugene S. Chatman by deed from Ernest E. Smith and wife, Ellen M. Smith dated 06/06/06 and filed of record in Instrument Number 200607070081939, said Register's Office.

Property commonly known as: 1728 Nubell Street, Nashville, TN 37208.

THIS CONVEYANCE IS SUBJECT TO any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Deed of Trust.

The Property is conveyed AS IS, WHERE IS, without representations or warranties of any kind whatsoever, where 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.

IN TESTIMONY WHEREOF, **Attorney Kyle Kotake** of Brock & Scott, PLLC as Trustee, has hereunto set his hand, this 22nd day of September, 2016.

Brock & Scott, PLLC

By: _____
Brock & Scott, PLLC
Kyle Kotake
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

Before me, a Notary Public in the State and County aforementioned personally appeared Kyle Kotake, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an Attorney of Brock & Scott, the within named bargainor a PLLC, and that such person as such Attorney executed the forgoing instrument for the purpose therein contained by signing the name of the PLLC by such person as Attorney.

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

Notary Public

My Commission Expires: SHANDA ROLON NOTARY PUBLIC GWINNETT CO., GEORGIA MY COMMISSION EXPIRES OCT 1 2018

STATE OF GEORGIA
COUNTY OF DEKALB

I hereby swear or affirm that to the best of my knowledge, belief and information, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $115,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kyle Kotake - as Agent

Subscribed and sworn to before me on this 22nd day of September 2016.

Notary Public

My Commission Expires: SHANDA ROLON NOTARY PUBLIC GWINNETT CO., GEORGIA MY COMMISSION EXPIRES OCT 1 2018

Brock & Scott File No.: 15-25465
Property Address: 1728 Nubell Street, Nashville, TN 37208
Tax Parcel I.D. No.: 081 02 0 088.00
Property Owner and Tax Notices:
George Brandt and Eric Sox, 1/2 undivided interest each
5133 Harding Pike
Suite B10 PMB 185
Nashville, TN 37205