BILL GARRETT, Davidson County
Trans:T20160091480 DEEDTRS
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Fees:18.00 Taxes:481.37
20161017-0109590

FILE NO.: 16-14088

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

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Felix V. Nava and Irma Fernandez Arguelles conveyed to Advantage Title And Escrow as Trustee for the benefit of Banco Popular North America, 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 November 22, 2005 and recorded on December 12, 2005 in Instrument No. 20051212-0149011, 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 **Banco Popular North America**; and

WHEREAS, Banco Popular North America, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 20150730-0075233 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 conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on September 8, 2016, September 15, 2016, and September 22, 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 October 4, 2016 at 10:00AM to the highest and best bidder for cash, at which sale George Brandt & 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 $130,100.00; and

WHEREAS, George Brandt & 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 & 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 & 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:

Being Lot No. 12 on the Plan of Southwood Subdivision, of record in Book 2663, Page 125 and 126, Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Felix V. Nava and wife, Erna Fernandez - Arguelles, by deed of record in Instrument No. 20051212-0149010 , Register's Office for Davidson County, Tennessee.

Property commonly known as: 5201 Raywood Lane, Nashville, TN 37211.

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 13th day of October, 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.

SHANDA ROLON MY COMMISSION EXPIRES OCT 1 2018 GWINNETT CO., GEORGIA NOTARY PUBLIC

Notary Public

My Commission Expires: _____

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 $130,100.00, 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 12th day of October, 2016.

SHANDA ROLON MY COMMISSION EXPIRES OCT 1 2018 GWINNETT CO., GEORGIA NOTARY PUBLIC

Notary Public

My Commission Expires: _____

Brock & Scott File No.: 16-14088
Property Address: 5201 Raywood Lane, Nashville, TN 37211
Tax Parcel I.D. No.: 161 04 0 046.00
Property Owner and Tax Notices:
George Brandt & Eric Sox 1/2 undivided interest each
5133 Harding Pk Suite B10 PM. 185
Nashville, TN 37205