This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
MAP & PARCEL: 041 07 0 058.00
1305 CHESHIRE DR
NASHVILLE, TN 37207

NO MORTGAGE
New Owner - Send Tax Bills:
GEORGE BRANDT AND ERIC SOX
5133 HARDING PIKE, SUITE B10
PMB 185
NASHVILLE, TENNESSEE 37205

BILL GARRETT, Davidson County
Trans:T20160096471 DEEDTRS
Recvd: 11/01/16 11:07 2 pgs
Fees:13.00 Taxes:448.07
20161101-0115348

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **AUGUST 15, 2001, JOHN T. MCMAHAN,** was named Trustee in a Deed of Trust of even date executed by **GINA R. THOMAS AND HUSBAND, RONALD THOMAS,** conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$92,270.00** principal, said Deed of Trust being recorded in **INSTRUMENT NO. 20010904-0095438 AND RE-RECORDED IN INSTRUMENT NO. 20011121-0127945,** in the Register's Office for DAVIDSON County, Tennessee; and

If applicable the notice required by T.C.A. 35-5-101 et seq. having been met and whereas, **J. PHILLIP JONES,** was appointed Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT NO. 20110307-0018175,** in the Register's Office for **DAVIDSON** County, Tennessee; I, **J. PHILLIP JONES,** Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Substitute Trustee in said Deed of Trust advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving twenty-one (21) days notice by three (3) successive publications, namely of: **JUNE 13, 2016/ JUNE 20, 2016/ JUNE 27, 2016** in **ALL TENNESSEAN,** a newspaper of general circulation in **DAVIDSON** County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust.

PURSUANT to said advertisement **THURSDAY, AUGUST 18, 2016 AT 10:00 A.M., LOCAL TIME AT THE FRONT ENTRANCE OF THE HISTORIC DAVIDSON COUNTY COURTHOUSE, ONE PUBLIC SQUARE, NASHVILLE, DAVIDSON COUNTY, TENNESSEE,** I, **J. PHILLIP JONES,** individually or by and through his agent, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the herein above mentioned equities as provided in said Deed of Trust, at which time **GEORGE BRANDT AND ERIC SOX, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** submitted the highest and best bid in the amount of **$121,100.00.**

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES,** Substitute Trustee, do hereby sell, transfer and convey to **GEORGE BRANDT AND ERIC SOX, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** their successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 465 ON THE PLAN OF BELLSHIRE ESTATES, SECTION "B" OF RECORD IN BOOK 2331, PAGE 128, AND 129, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT 465 FRONTS 127.6 FEET ON THE EASTERLY SIDE OF CHESHIRE DRIVE AND RUNS BACK 179.9 FEET ON THE SOUTHERLY LINE TO A POINT, THENCE IN A NORTHWESTERLY DIRECTION WITH WESTERLY LINE OF LOT 351 AND 353, 168.1 FEET TO A POINT THENCE IN A NORTHWESTERLY DIRECTION WITH THE THE SOUTHWESTERLY LINE OF LOT 468, 69 FEET TO A POINT, THENCE WESTERLY WITH THE SOUTHERLY LINE OF LOT 467, 139.3 FEET TO A POINT IN THE EASTERLY MARGIN OF CHESHIRE DRIVE, THENCE WITH SAID DRIVE, SOUTHERLY 127.6 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO GINA R. THOMAS BY DEED FROM FRANCES ENGLE BYRD RECORD AS INSTRUMENT NO. 20010904-0095437, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

RONALD THOMAS JOINS IN THIS DEED OF TRUST FOR THE PURPOSE OF WAIVING HOMESTEAD/OR MARITAL INTEREST, IF ANY, AND INCURS NO OBLIGATION AS A RESULT HEREOF.

THIS IS IMPROVED PROPERTY KNOWN AS 1305 CHESHIRE DR, NASHVILLE, TN 37207 (1305 CHESHIRE DRIVE, NASHVILLE, TN 37207).

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **GEORGE BRANDT AND ERIC SOX, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** all the rights conveyed to me as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all my actions in the premises being solely as Substitute Trustee and not otherwise under the power vested in me under said Deed of Trust herein above referred to and not as an individual.

Other Substitute Trustee

J. PHILLIP JONES
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **J. PHILLIP JONES**, Substitute Trustee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee on **AUGUST 18, 2016.**

Notary Public

JESSICA BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 18, 2016

My Commission Expires: 10·18·16

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is **$121,100.00.**

Affiant

Subscribed and sworn to before me, this **18TH day of AUGUST, 2016.**

Notary Public

JESSICA BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 18, 2016

My Commission Expires: 10·18·16