BILL GARRETT, Davidson County
Trans:T20160107090 DEEDTRS
Recvd: 12/06/16 11:48 3 pgs
Fees:18.00 Taxes:387.13
20161206-0127898

THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
49 Music Square West, Suite 502
Nashville, Tennessee 37203
(615) 460-7478

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
George Brandt & Eric Sox 5133 Harding Pike Suite B10 PMB 185 Nashville, TN 37205	George Brandt & Eric Sox 5133 Harding Pike Suite B10 PMB 185 Nashville, TN 37205	148-02-0-023.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, there has occurred one or more acts of default in the note evidencing the indebtedness owed to SunTrust Bank ("Lender");

WHEREAS, Lender is the beneficiary of the Deed of Trust of record in Instrument No. 20080519-0051348, as corrected by Scrivener's Affidavit of record in Instrument No. 20151022-0107487, Register's Office for Davidson County, Tennessee (hereinafter referred to as "Deed of Trust"); said Deed of Trust secures to the Lender the payment in full of the note evidencing the subject indebtedness and any other obligations then existing or arising thereafter;

WHEREAS, by and through the above described Deed of Trust, the Grantor, Lisa J. Gregg, a single person, (the "Borrower"), conveyed the real property described herein to Jovetta Woodard and Patricia Robinson, Trustee, for the benefit of the Lender, with power of sale;

WHEREAS, Lender, pursuant to the terms and conditions of the above Deed of Trust, did appoint Heather D. Wood as Substitute Trustee, to serve in the stead of the Trustee with all powers granted unto the Trustee, such appointment appearing of record in Instrument No. 20151027-0109123, Register's Office for Davidson County, Tennessee;

WHEREAS, Lender notified the Substitute Trustee of the default in the payments called for in the note secured by the above Deed of Trust and demanded that the Substitute Trustee advertise the subject property for sale pursuant to the terms and conditions of the said Deed of Trust;

WHEREAS, the Substitute Trustee did advertise the property for sale in the "TN Ledger" on November 11, 2016, November 18, 2016 and November 25, 2016, in accordance with and in fulfillment of the requirements of the above Deed of Trust;

WHEREAS, the Substitute Trustee and/or her agent, in accordance with the requirements of the above Deed of Trust and the published advertisement for sale of the subject property, did on the 2nd day of December, 2016, appear and conduct the sale of the herein described property;

WHEREAS, Eric Sox did place the highest bid for the subject property, being the sum of $104,630.00; and

NOW THEREFORE, for and in consideration of the sum of $104,630.00, the Substitute Trustee has bargained and sold, and by these present does transfer and convey unto the said George Brandt, a ½ undivided interest, and Eric Sox, a ½ undivided interest, the Grantees herein, their successors and assigns, the property described as follows:

The following described real estate, situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Luna Heights, Section III, as of record in Plat Book 2900, page 138, in the Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at an iron pin on the northeasterly margin of Luna Drive on the common corner of Lots 50 & 51; thence along the common boundary of said lots 288 feet to an iron pin; thence southeasterly 84.8 feet to a marker on the common corner of Lots 50, 47, and 98; thence South 07 deg 50 min East 105 feet to a marker of the common corner of Lots 49, 50, and 98; thence South 32 deg 08 min West 206 feet to a marker on the margin of Luna Drive; thence along the

margin of said Luna Drive, 108.8 feet to the point of beginning.

Being the same property conveyed to Lisa Jean Gregg, unmarried, reserving a life estate for Jean A. Gregg, a/k/a Martha Jean Gregg, by Quitclaim Deed from Jean A. Gregg, a/k/a Martha Jean Gregg, dated May 25, 2005, recorded on November 3, 2005 in Instrument No. 20051103-0133096, Register's Office for Davidson County, Tennessee.

Property Known As: 310 Luna Drive
Nashville, Davidson County, Tennessee 37211

Map/Parcel: 148-02-0-023.00

(The address and map and parcel above are believed to be correct; but same is not part of the legal description of the property sold herein and in the event of any discrepancy, the legal description herein shall control.)

This sale is subject to all matters shown on any recorded document, including any applicable recorded plan, plat, charter, restriction, judgment(s), notice of governmental entity, or declaration of taking(s); any prior lien(s) of record; unpaid taxes and assessments which exist as a lien against said properties; any restrictive covenant(s), easement(s) or setback line(s) that may be applicable; any rights, exemptions and/or rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any prior deeds of trust, liens, dues, assessments, encumbrances, defects, adverse claims, and other matters that may take priority over the Deed of Trust upon which this foreclosure sale is conducted or are not extinguished by this foreclosure sale. This sale is also subject to any matter that an accurate survey of the premises might disclose.

The Substitute Trustee makes no personal warranties or representations concerning the subject property. The transfer is "AS IS, WHERE IS, AND WITH ALL FAULTS," and without warranty of any kind, express or implied, as to the condition of such property and the improvements located thereon, including merchantability or fitness for particular purpose. Trustee shall make no covenant of seisin or warranty of title, express or implied. Grantee accepts title to the property subject to any problems arising in connection with the property and/or the improvements located thereon, including without limitation problems arising out of or in connection with deterioration of any improvements thereon, violations of the Environmental Laws, and potential flood hazards. By accepting the Successor Trustee's Deed, Grantee agrees to indemnify and hold the Successor Trustee harmless from any and all costs, expenses, and liability, including without limitation attorneys' fees, arising out of or in connection with any of the foregoing.

To have and to hold the said tract or parcel of land, including all appurtenances, estate, title and interest thereto belonging, unto the said Grantee, their heirs and/or assigns, forever.

Whenever used, the singular number or pronoun shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(SIGNATURES AND NOTARY ACKNOWLEDGEMENT TO FOLLOW)

WITNESS, my hand this 2nd day of December, 2016.

Heather D. Wood
Heather D. Wood, 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 **Heather D. Wood**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged herself to be the Trustee under the above referenced Deed of Trust, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 2nd day of December, 2016.

Janet E Gers
Notary Public

My Commission Expires: 3-6-18

JANET E. GERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES MARCH 6, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $104,630.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Heather D. Wood
Heather D. Wood, Substitute Trustee

Sworn to and subscribed before me this the 2nd day of December, 2016.

Janet E Gers
Notary Public

My Commission Expires: 3-6-18

JANET E. GERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES MARCH 6, 2018