This instrument prepared by:
Edward D. Russell
The SR Law Group
PO Box 128
Mt. Juliet, TN 37121

BILL GARRETT, Davidson County
Trans:T20160111277 DEEDTRS
Recvd: 12/19/16 11:24 4 pgs
Fees:23.00 Taxes:453.62
20161219-0132864

Property Address: 2635 Edge O Lake Drive, Nashville, TN 37217

PARCEL ID: 149 04 0 103.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, GABRIELA R. COTO and husband, RENE E. COTO-LAZO conveyed to WESLEY D. TURNER, Trustee for the benefit of AMERIQUEST MORTGAGE COMPANY, 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 October 14, 2004 and recorded in INSTRUMENT NO. 20041119-0139353 in the Register's Office for Davidson County, Tennessee; and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE PRP II PALS INVESTMENTS TRUST; and

WHEREAS, U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE PRP II PALS INVESTMENTS TRUST appointed the undersigned as Substitute Trustee by instrument of record at Instrument No. 20161010-0106704, in the Register's Office for 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 Substitute Trustee to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the notice required by Tenn. Code Ann. § 35-5-101, *et seq.*, having been met; said Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in 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 notice by three (3) successive publications in 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; and

WHEREAS, the borrowers under said Deed of Trust were not members of the Armed Forces of the United States of America and were not members of the Armed Forces for at least

the twelve (12) months prior to the date of the foreclosure sale described below, as such, the foreclosure of this property will not be subject to the provisions of 50 U.S.C. § 501, *et seq.*, (the Service Members Civil Relief Act); and

NOW THEREFORE, pursuant to said advertisement on December 9, 2016 at 10:00 a.m., local time, at the Bridgestone Arena, Nashville, Tennessee, the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale Eric Sox and George Brandt, each with a one-half undivided interest, being the highest, best, and last bidders, became the purchasers of said property at and for a sum of $122,600.00; and

WHEREAS, Eric Sox and George Brandt have complied with the terms of the sale by paying into the hands of the undersigned the expenses of sale, the balance of the purchase price being credited on the indebtedness by said Deed of Trust; and

WHEREAS, should the U.S. Department of Treasury or the IRS, the State of Tennessee Department of Revenue, or the State of Tennessee Department of Labor or Workforce Development be listed as Interested Parties in the advertisement, then the Notice of this foreclosure is being given to them and the Sale will be subject to the applicable governmental entities' right to redeem the property by 26 U.S.C. § 7435 and Tenn. Code Ann. § 67-1-1433.

NOW THEREFORE, in consideration of the premises and of payment by Eric Sox and George Brandt as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, The SR Law Group, as Substitute Trustee, does hereby grant, bargain, sell, transfer and convey to Eric Sox and George Brandt, each with a one-half undivided interest, their successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 509 on the plan of Edge-O-Lake Estates, Section VI, of record in Plat 3700, Pages 15 and 16, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.
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> Said Lot No. 509 fronts 80 feet on the Southerly side of Edge-O-Lake and runs back between parallel lines 150 feet to a deed line.
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> Being the same property conveyed to Gabriela R. Coto and husband, Rene E. Coto-Lazo by Warranty Deed from Suzanne H. Taylor and husband, Alfred E. Taylor, Jr. of record in Instrument Book 20011204, Page 0132885, Register's Office for Davidson County, Tennessee.
>
> Parcel ID No.: 14-04-0-103

The SR Law Group, as Substitute Trustee, conveys to Eric Sox and George Brandt, each with a one-half undivided interest, the said property described hereinabove, together with all the rights

conveyed to the Substitute Trustee in said Deed of Trust, including such covenants and warranties as the Substitute Trustee may lawfully make, all the actions of the Substitute Trustee in the premises being solely as Substitute Trustee and not otherwise under the power vested in the Substitute Trustee under said Deed of Trust hereinabove referred to and not as an individual.

THIS CONVEYANCE IS SUBJECT TO any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable, if any), 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 or in priority 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.

Witness my hand and official seal at
516 Letcher Avenue, Lebanon, Tennessee 37087
on this 12th day of December, 2016.

Edward D. Russell of
The SR Law Group
516 Letcher Avenue
Lebanon, Tennessee 37087
(615) 559-3190
erussell@thesrlawgroup.com

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, the within named Edward D. Russell of The SR Law Group, Substitute Trustee, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and known to be the person described in and who executed the foregoing instrument, being authorized to do so, and acknowledged that such person executed the same as such person's free act and deed for the purposes therein contained.

Witness my hand and seal at office in _____ this 12 day of December 2016.

Notary Public

My Commission Expires: 3-14-2017

KELLY E. FERRELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

The actual consideration or value, whichever is greater for this transfer is $122,600.00.

Affiant

Subscribed and sworn to before me, on this 12th day of December, 2016.

Notary Public:

My Commission Expires: 3-14-2018

KELLY FERRELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Property Owner and Tax Notices:

7051 highway 70 south - 315
Nashville TN 37221