BILL GARRETT, Davidson County
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20161221-0133907

This Instrument Prepared By:
Shearon W. Hales, Associate Counsel
Ascend Federal Credit Union
Post Office Box 1210
Tullahoma, TN 37388

Owner and Tax Responsibility
Eric Sox and George Brandt, One-half Undivided Interest Each, Without Right of Survivorship
7051 Highway 70 South, #315
Nashville, TN 37221

Map & Parcel# 033 160 169.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated January 8, 2010 of record as Instrument Number 20100112-0002709, Register's Office, Davidson County, Tennessee, David Nash conveyed to Caren C. Gabriel, Trustee, the hereinafter described real estate to secure a certain promissory note dated January 8, 2010, executed by David Nash, in the amount of $121,250.00, evidenced by the promissory note being incorporated by reference in said deed of trust, and,

WHEREAS, default was made in the payment of said note and the owner and holder thereof having directed the undersigned Substitute Trustee (see Appointment of Substitute Trustee, of record as Instrument Number 20161007-0106176, Register's Office, Davidson County, Tennessee) to sell said property, as provided by said deed of trust, I, Shearon W. Hales, Substitute Trustee, did cause said real estate to be advertised for sale in accordance with the terms and provisions of said deed of trust, advertising that said property would be sold at 11:00 a.m., on December 13, 2016, at the Register of Deeds Office, Northwest Entrance, 6th and Broadway, Nashville, Davidson County, Tennessee, to the highest, best and last bidder for cash in bar of all equities of redemption, statutory right of redemption, homestead, dower and all other rights and exemptions of every kind, all said exemptions being expressly waived in said deed of trust, but subject to the lien of all taxes assessed against the subject property; and at said time and place stated in said Substitute Trustee's Notice of Sale of Real Estate and pursuant to said deed of trust and notice, I, Shearon W. Hales, Substitute Trustee, during legal hours, offered said property for sale at the Register of Deeds Office, Northwest Entrance, 6th and Broadway, Nashville, Davidson County, Tennessee, at public outcry; and after receiving competitive bids, sold said property to Eric Sox and George Brandt, One-half Undivided Interest Each, Without Right of Survivorship, at the

price of $105,200.00, paid by said Eric Sox and George Brandt, One-half Undivided Interest Each, Without Right of Survivorship, and by crediting said sum on the indebtedness secured by said deed of trust above, to also include the sum created by a deed of trust representing the real estate's first mortgage, I, SHEARON W. HALES, Substitute Trustee, have this day bargained and sold and by these presents do hereby sell, transfer and convey unto said to Eric Sox and George Brandt, One-half Undivided Interest Each, Without Right of Survivorship, their heirs, successors and assigns, that certain tract or parcel of land, together with the buildings and improvements thereon located, lying and situated in the 11th Civil District of Davidson County, Tennessee, bounded and described as follows, to-wit:

> Land in the 11th Civil District of Davidson County, Tennessee, being Lot No. 79 on the Plan of Primrose Meadows, Section II, as of record in Book 4860, page 105, Register's Office for said County, to which plat reference is here made for a more complete and accurate description.
>
> Being the same property conveyed to David Nash, by deed dated January 8, 2010, of record in Instrument No. 20100112-0002708, Register's Office, Davidson County, Tennessee.
>
> Property address: 228 Slayton Drive, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said Eric Sox and George Brandt, One-half Undivided Interest Each, Without Right of Survivorship, their heirs, successors and assigns, in fee simple forever, and in bar of all rights of equity of redemption, but subject to any unpaid taxes assessed against the subject property.

AND I, SHEARON W. HALES, Substitute Trustee, do hereby transfer, convey and set over to said to Eric Sox and George Brandt, One-half Undivided Interest Each, Without Right of Survivorship, all of the covenants and warranties contained in the aforesaid deed of trust, and do hereby warrant the title to said real estate, as fully as I am authorized to do so as Substitute Trustee, but no further or otherwise.

WITNESS MY HAND this 14th day of December, 2016.

Shearon W. Hales

SHEARON W. HALES, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF COFFEE

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County, SHEARON W. HALES, Substitute Trustee, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the forgoing instrument for the purposes therein contained.

WITNESS MY HAND and official seal this 14th day of December, 2016.

Debbie Hedge

NOTARY PUBLIC

My Commission Expires: 4/17/19

DEBBIE HEDGE
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 105,200.00 , which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Shearn W. Hales

AFFIANT

SWORN TO AND SUBSCRIBED before me, this 14th day of December, 2016.

Debbie Hedge

NOTARY PUBLIC

My Commission Expires: 4/17/19

DEBBIE HEDGE
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY