BILL GARRETT, Davidson County
Trans:T20170011284 DEEDTRS
Recvd: 02/07/17 11:03 2 pgs
Fees:13.00 Taxes:432.27
20170207-0012879

THIS INSTRUMENT PREPARED BY:

RCO Legal, P.S.
2970 Clairmont Road NE, Suite 780
Atlanta, GA 30329
770-234-9181

RETURN TO:

George Brandt and Eric Sox
5133 Harding Pike, Suite B10, PMB 185
Nashville, TN 37205

TAX PARCEL ID NUMBER: 04306033300

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated 10/01/15, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument No. 20151001-0100164, John H Moore Sr., an unmarried man conveyed to Guaranty Title and Escrow, as Trustee, in the amount of $143,900.00 in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Alliance Financial Resources, LLC, its successors and assigns the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, 360 MORTGAGE GROUP, LLC being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument 201610110107640 in the Register's Office 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 Note and 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 11/18/16, 11/25/16, 12/02/16, by which advertisement the sale was originally scheduled to be held on December 14, 2016, sale was publically announced and postponed and held January 19, 2017at the main entrance to the Davidson County Courthouse, Nashville, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale George Brandt and Eric Sox, 1/2 undivided interest each, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $116,831.00; and

WHEREAS George Brandt and Eric Sox 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;

WHEREAS, the Substitute Trustee asserts, to the best of its knowledge and belief, the party/parties in interest is/are not protected from foreclosure by the Service Members Civil Relief Act.

NOW, THEREFORE, in consideration of the premises and of the payment by George Brandt and Eric Soxas aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned Priority Trustee Services of TN, LLC, as Substitute Trustee, does hereby grant, bargain, sell and convey unto George Brandt and Eric Sox 1/2 undivided interest each, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 132 ON THE PLAN OF MADISON PARK SUBDIVISION, SECTION 8 OF RECORD IN PLAT BOOK 4300, PAGE 117, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO GRANTOR(S) BY DEED BEING RECORDED IN INSTRUMENT 201510010100080, SAID REGISTER'S OFFICE.

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.

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto said George Brandt and Eric Sox 1/2 undivided interest each its successors and assigns forever, to whom the said, Priority Trustee Services of TN, LLC, as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under him, but not further nor otherwise.

IN TESTIMONY WHEREOF, Priority Trustee Services of TN, LLC, Substitute Trustee, has hereunto set his hand, this 25th day of January, 2017.

Priority Trustee Services of TN, LLC
Substitute Trustee
By: Charity Bridgewater
Title: Assistant Vice President

STATE OF GEORGIA

COUNTY OF DEKALB

On this 25th day of January, 2017 before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Charity Bridgewater, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be the Assistant Vice President of Priority Trustee Services of TN, LLC, the within named bargainor, and as such officer or member being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer or member.

WITNESS my hand and Notarial Seal the day and year above written.

Notary Public

My Commission Expires: 9/19/2020

DARRIEN JONES NOTARY PUBLIC EXPIRES GEORGIA Sept. 19, 2020 HENRY COUNTY

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STATE OF GEORGIA

COUNTY OF DEKALB

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $116,831.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 25th day of January, 2017.

Notary Public

My Commission Expires: 9/19/2020

DARRIEN JONES NOTARY PUBLIC EXPIRES GEORGIA Sept. 19, 2020 HENRY CO

File No. 8794.20062
Property Address: 649 Roosevelt Avenue Madison, TN 37115

Mail Tax Notices To and Property Owner:

George Brandt and Eric Sox
5133 Harding Pike, Suite B10, PMB 185
Nashville, TN 37205