BILL GARRETT, Davidson County
Trans:T20170017207 DEEDTRS
Recvd: 02/28/17 10:00 3 pgs
Fees:18.00 Taxes:531.89
20170228-0019663

Address New Owner(s) as follows:
George Brandt and Eric Sox
51336 Harding Pike, Suite B10 PMB 185
Nashville, TN 37205

Send Tax Bills to:
George Brandt and Eric Sox
51336 Harding Pike, Suite B10 PMB 185
Nashville, TN 37205
Map Parcel Number:
164 12 0A 015.00

Prepared by/Return To:
Robert J. Solomon
Solomon | Baggett, LLC
3763 Rogers Bridge Road
Duluth, Georgia 30097

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, a Deed of Trust has been heretofore executed by NEVILLE WETTLIN, a single man and LESTER WETTLIN, a single man, to Home Title Connect, LLC, recorded June 25,2007 in Davidson County Register's Office in Inst#20070625-0075545; and modified at Inst#20130222-0018019, conveying the hereinafter described real estate in trust to secure payment of a Note and said Note being described therein and payable to the order of CARRINGTON MORTGAGE SERVICES, LLC, through an Assignment recorded on November 24, 2014 in Inst#20141124-0108007; and

WHEREAS, by instrument executed by CARRINGTON MORTGAGE SERVICES, LLC, dated October 15, 2015, and recorded on October 19, 2015, and filed for record at Inst#20151019-0106033 in said Register's Office, Robert J. Solomon, a resident of Decatur, Georgia, licensed to practice law in the State of Tennessee, was appointed as Successor Trustee, with all rights, powers and privileges of the original Trustee named in said Deed of Trust; and

WHEREAS, default was made in payment of installments maturing on said Note and in performance of covenants contained in the Deed of Trust, by reason of which the entire balance owing thereon was declared due and payable, default being made in payment thereof and such default continued until time of sale; and

WHEREAS, by virtue of the power and authority vested in him as such Successor Trustee, under the Deed of Trust aforesaid, at the request of the owner of said Note and for the purpose of effecting payment and satisfaction thereof, principal and interest, attorney's fees and costs of sale, Robert J. Solomon, a resident of Decatur, Georgia, licensed to practice law in the State of Tennessee, Successor Trustee, pursuant to the advertisement published in The Ledger, Nashville Edition, a newspaper published and of general circulation in Davidson County, Tennessee, in its issues on 11/25/16, 12/2/16, 12/9/16 and offered for sale at public outcry to the highest and best bidder for cash at the front door of the Davidson County Courthouse in Nashville, Tennessee, in bar of all

equities of redemption, statutory right of redemption, homestead, dower, and all other rights or exemptions of every kind, and sold on February 14, 2017, at 10:00 AM at public outcry, the hereinafter described real estate; at which sale George Brandt and Eric Sox, a ½ undivided interest each, being the highest and best bidder at and for the sum of $143,755.00 Dollars, became the purchaser thereof.

NOW, THEREFORE, ROBERT J. SOLOMON, SUCCESSOR TRUSTEE, a resident of Decatur, Georgia, licensed to practice law in the State of Tennessee, exercising the power and authority vested in him and in bar of all equities of redemption, statutory right of redemption, homestead, dower and all other rights or exemptions of every kind, does hereby sell, transfer and convey unto George Brandt and Eric Sox, a ½ undivided interest each, the following described real estate located in the County of Davidson, Tennessee:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS, TO WIT:
LAND IN THE 1ST CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 15 ON THE PLAN OF WEATHERSTONE, A PLANNED UNIT DEVELOPMENT, OF RECORD AT INSTRUMENT #20020926-0117440, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
BEING PART OF THE SAME PROPERTY CONVEYED TO JERRY BUTLER BUILDERS, LLC., BY DEED FROM GAIL P. PIGG, TRUSTEE, HAVING FULL POWER TO SELL, TRANSFER OR CONVEY WITHOUT THE JOINDER OF ANY BENEFICIARY OF RECORD AT INSTRUMENT # 20011231-0144900, REGISTER'S OFFICE, OF DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 18, 2001.
SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.
BEING THE SAME PREMISES CONVEYED TO NEVILLE WETTLIN, UNMARRIED FROM JERRY BUTLER BUILDERS, LLC. AND A TENNESSEE LIMITED LIABILITY COMPANY BY WARRANTY DEED DATED 09/27/2004, AND RECORDED ON 09/29/2004, DOCUMENT # 20070929-0117252, IN DAVIDSON COUNTY, TN.
Property known as: 3213 Cloudfalls Trace, Antioch, TN 37013.

If applicable, the notice requirements of T.C.A. 35-5-117 have been met.

TO HAVE AND TO HOLD the same described real estate unto George Brandt and Eric Sox, a ½ undivided interest each, its successors and assigns, forever in fee simple.

Said Deed of Trust, recites title as unencumbered, but sale was advertised and made as Trustee only, without covenants of seisin or warranties of title, SUBJECT to any unpaid taxes and assessments owing on said property and subject to such prior encumbrances, easements, leases, objections, conditions, restrictions, out-conveyances, Ad Valorem taxes (current and delinquent) and priority tax liens (if any) as may appear of record this conveyance is made accordingly.

WITNESS my hand on February 14, 2017.

ROBERT J. SOLOMON
Successor Trustee

STATE OF GEORGIA
COUNTY OF GWINNETT

On February 14, 2017, before me personally appeared ROBERT J. SOLOMON, known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of himself as successor trustee, acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal.

TAMIKA GREER NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES JANUARY 12, 2021

Notary Public
My Commission Expires: 1/12/2021

NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES JAN 12, 2021

STATE OF GEORGIA
COUNTY OF GWINNETT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $143,755.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale, including the balance of any liens which are conveyed with the property.

Affiant

Subscribed and sworn to before me on February 14, 2017.

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 143,755.00
Affiant
Subscribed and sworn before me this the
28 **Day of** Feb, 2017.
Deputy Register