This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
MAP & PARCEL: 052 13 0A 003.00
2709 PENN MEADE DR
NASHVILLE, TN 37214

NO MORTGAGE
New Owner - Send Tax Bills:
ERIC SOX
GEORGE BRANDT
7051 HWY 70 SOUTH #315
NASHVILLE, TENNESSEE 37221

BILL GARRETT, Davidson County
Trans:T20170017309 DEEDTRS
Recvd: 02/28/17 12:19 2 pgs
Fees:13.00 Taxes:479.52
20170228-0019811

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **MARCH 28, 2005, TONYA ESQUIBEL,** was named Trustee in a Deed of Trust of even date executed by **AMY JO BRADFORD AN UNMARRIED WOMAN,** conveying to her as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$94,024.00** principal, said Deed of Trust being recorded in **INSTRUMENT NO. 20050404-0036648,** in the Register's Office for **DAVIDSON** County, Tennessee; and

If applicable the notice required by T.C.A. 35-5-101 et seq. having been met and whereas, **J. PHILLIP JONES AND/OR JESSICA D. BINKLEY**, either of whom may act, were appointed Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT NO. 20170103-0000515,** in the Register's Office for **DAVIDSON** County, Tennessee; I, **J. PHILLIP JONES,** Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as 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 twenty-one (21) days notice by three (3) successive publications, namely of: **JANUARY 18, 2017/ JANUARY 25, 2017/ FEBRUARY 1, 2017** in **ALL TENNESSEAN,** 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.

PURSUANT to said advertisement **THURSDAY, FEBRUARY 16, 2017 AT 10:00 A.M., LOCAL TIME AT THE FRONT ENTRANCE OF THE HISTORIC DAVIDSON COUNTY COURTHOUSE, ONE PUBLIC SQUARE, NASHVILLE, DAVIDSON COUNTY, TENNESSEE,** I, **J. PHILLIP JONES,** individually or by and through his agent, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the herein above mentioned equities as provided in said Deed of Trust, at which time **ERIC SOX AND GEORGE BRANDT** submitted the highest and best bid in the amount of **$129,600.00.**

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES,** Substitute Trustee, do hereby sell, transfer and convey to **ERIC SOX AND GEORGE BRANDT, 1/2 UNDIVIDED INTEREST EACH,** their successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, towit:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

BEING LOT NO. 3, PHASE ONE, RIVER GLEN, PLANNED UNIT DEVELOPMENT AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 6900, PAGE 650 & 651, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO AMY JO BRADFORD, UNMARRIED BY DEED FROM DEBRA A. MORTON, AND HUSBAND VERNON DARYLL MORTON AS OF RECORD IN RECORD BOOK 20050404-0036647, PAGE_____, REGISTER'S OFFICE FOR SAID COUNTY.

THIS IS IMPROVED PROPERTY KNOWN AS 2709 PENN MEADE DR, NASHVILLE, TN 37214 (2709 PENN MEADE DRIVE, NASHVILLE, TN 37214).

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **ERIC SOX AND GEORGE BRANDT, 1/2 UNDIVIDED INTEREST EACH** all the rights conveyed to me as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all my actions in the premises being solely as Substitute Trustee and not otherwise under the power vested in me under said Deed of Trust herein above referred to and not as an individual.

J. PHILLIP JONES
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, **J. PHILLIP JONES**, Substitute Trustee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee on **FEBRUARY 16, 2017.**

Notary Public

My Commission Expires: 9-7-20

JESSICA BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is **$129,600.00.**

Affiant

Subscribed and sworn to before me, this 16TH day of **FEBRUARY, 2017.**

Notary Public

My Commission Expires: 9-7-20

JESSICA BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020