BILL GARRETT, Davidson County
Trans: T20170022046 DEEDTRS
Recvd: 03/15/17 10:05 2 pgs
Fees: 13.00 Taxes: 339.72
20170315-0025303

This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
PARCEL ID: 163 02 0 067.00
4520 HIGHLAND RIDGE DR
ANTIOCH, TN 37013

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

TRUSTEE'S DEED

WHEREAS, on **JUNE 29, 2010, J. PHILLIP JONES,** was named Trustee in a Deed of Trust of even date executed by **ALAA NAKHLA,** conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$85,640.00** principal, said Deed of Trust being recorded in **INSTRUMENT NO. 20110429-0032868,** 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** was appointed Trustee under said Deed of Trust by instrument of record in **INSTRUMENT NO. 20110429-0032868,** in the Register's Office for **DAVIDSON** County, Tennessee; I, **J. PHILLIP JONES,** Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such 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: **FEBRUARY 4, 2016/ FEBRUARY 11, 2016/ FEBRUARY 18, 2016** 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 on **FRIDAY, MARCH 4, 2016 AT 3:00 P.M., AND BY PUBLIC ANNOUNCEMENT CONTINUED TO FRIDAY, APRIL 1, 2016 AT 3:00 P.M., AND BY PUBLIC ANNOUNCEMENT CONTINUED TO FRIDAY, MAY 27, 2016 AT 3:00 P.M., AND BY PUBLIC ANNOUNCEMENT CONTINUED TO FRIDAY, JULY 22, 2016 AT 3:00 P.M., AND BY PUBLIC ANNOUNCEMENT CONTINUED TO FRIDAY, SEPTEMBER 2, 2016 AT 3:00 P.M., AND BY PUBLIC ANNOUNCEMENT CONTINUED TO FRIDAY, OCTOBER 14, 2016 AT 3:00 P.M., AND BY PUBLIC ANNOUNCEMENT CONTINUED TO FRIDAY, DECEMBER 9, 2016 AT 3:00 P.M., AND BY PUBLIC ANNOUNCEMENT CONTINUED TO FRIDAY, FEBRUARY 3, 2017 AT 3:00 P.M., AND BY PUBLIC ANNOUNCEMENT CONTINUED TO FRIDAY, MARCH 3, 2017 AT 3:00 P.M., ON THE SECOND FLOOR MEZZANINE (ENTER THE FRONT DOOR FACING THE NEW PUBLIC SQUARE PARK) OF THE HISTORIC DAVIDSON COUNTY COURTHOUSE, ONE PUBLIC SQUARE, IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE,** I, **J. PHILLIP JONES,** individually or by and through his agent, as said 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 **$91,817.00.**

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES,** 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, to-wit:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

LOT NUMBER 114, OF HICKORY HIGHLAND PLACE, SECTION (2), RECORDED IN INSTRUMENT NUMBER 20010608-0060706, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

SUBJECT PROPERTY ADDRESS: 4520 HIGHLAND RIDGE DRIVE, ANTIOCH, TN 37013

MAP/PARCEL ID: 163-2-67

BEING THE SAME PROPERTY CONVEYED TO ALAA NAKHLA, A SINGLE MAN, BY SPECIAL WARRANTY DEED DATED JUNE 29, 2010 OF RECORD IN INSTRUMENT NO. 20110429-0032867, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 4520 HIGHLAND RIDGE DR, ANTIOCH, TN 37013.

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

Trustee

J. PHILLIP JONES
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**, 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 **MARCH 3, 2017.**

Notary Public

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

My Commission Expires: 9.7.20

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is **$91,817.00.**

Affiant

Subscribed and sworn to before me, this **3RD day of MARCH, 2017.**

Notary Public

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

My Commission Expires: 9.7.20