BILL GARRETT, Davidson County
Trans:T20170027904 DEEDTRS
Recvd: 04/03/17 12:56 3 pgs
Fees:18.00 Taxes:259.06
20170403-0032276

SUCCESSOR TRUSTEE'S DEED

STATE OF)
COUNTY OF)

The actual consideration or value, whichever is greater, for this transfer is $70,016.00

George Brandt

Eric Sox

Date:
Subscribed and sworn before me this the ____ day of _____, _____.

Notary Public

My commission expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 70,016.00 Affiant
Subscribed and sworn before me this the
3 Day of April, 2017.
Deputy Register

This instrument was prepared by:

Renee Kammer
50 Peabody Place, Suite 255
Memphis, TN 38103

Address of New Owner	Send Tax Bills To:	Map-Parcel No.
George Brandt and Eric Sox 5133 Harding Pike Suite B10 PMB 185 Nashville, TN 37205 615-336-9670	George Brandt and Eric Sox 5133 Harding Pike Suite B10 PMB 185 Nashville, TN 37205 615-336-9670	Parcel No.: 142 10C 009.00

WHEREAS, Margaret A Green, by Deed of Trust (the "Deed of Trust") dated May 10, 2004, of record as Instrument No. 20040519-0058808, in the Register's Office for Davidson County, Tennessee, conveyed to Laura D. Perry, as Trustee, the hereinafter described real property to secure the payment of a certain Deed of Trust Note (the "Note") described in the Deed of Trust, which note was payable to Mortgage Electronic Registration Systems, Inc. solely as nominee for Crevecor Mortgage Inc.;

WHEREAS, the undersigned was appointed as Successor Trustee by the owner and holder of the Note by instrument of record as Instrument No. 20160912-0095444 in the Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of the Deed of Trust demanded that the Successor Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Successor Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in the Davidson A.M. on February 3, 2017; February 10, 2017; February 17, 2017; and

WHEREAS, the Successor Trustee, as required by the terms of the Deed of Trust, offered for sale to the highest bidder for cash, at public outcry, at the main entrance to the Davidson County Courthouse located at 1 Public Square, Nashville, Tennessee, at 10:00 a.m. on February 28, 2017, and George Brandt and Eric Sox, (hereafter "Grantees") being the highest and best bidders thereof, became the Buyer of said property for the sum of Seventy Thousand Sixteen and 00/100 ($70,016.00).

NOW THEREFORE, Renee Kammer in her capacity as Successor Trustee, and not otherwise, for and in consideration of a premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantees, ½ undivided interest each, successors and assigns, certain real property located in Nashville, Davidson County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 7219 SHEFFIELD SQUARE CONDOMINIUM, AS ESTABLISHED BY A MASTER DEED OF RECORD IN BOOK 7142, PAGE 73, AND AMENDED IN BOOK 7160, PAGE 232, AS SHOWN ON THE PLAN OF RECORD IN BOOK 5210, PAGE 191, AS RE-RECORDED IN BOOK 5210, PAGE 192, AND REVISED IN BOOK 5210, PAGE 199, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR AMORE COMPLETE AND DETAILED DESCRIPTION OF SAID LOT.

More Commonly Known As: 7219 SHEFFIELD SQUARE, NASHVILLE, TN 37221

TO HAVE AND TO HOLD the aforesaid property free from all legal and equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey same. Renee Kammer, as Successor Trustee, and not otherwise, warrants the title to said property to the Grantee, its successors, heirs and assigns against lawful claims of all persons claiming by, through or under it, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 28th day of February, 2017 at 2:59 p.m. CDT.

Renee Kammer
Renee Kammer
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF SHELBY)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state. Renee Kammer with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Successor Trustee of the holder (or a constituent of the holder) and is authorized by the holder (or by its constituent, the constituent being authorized by the holder) to execute this instrument on behalf of the holder.

Witness my hand, at Memphis, Tennessee, this 28th day of February 2017 at 3:00 p.m. CDT.

My commission expires: 2/29/20

Notary Public

