BILL GARRETT, Davidson County
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20170512-0047459

FILE NO.: 17-03037

THIS INSTRUMENT PREPARED BY:
BROCK & SCOTT, PLLC
4360 Chamblee Dunwoody Road, Ste 310
Atlanta, GA 30341

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, John F. Massie and Mary K. Massie conveyed to Advantage Title and Escrow as Trustee for the benefit of Mortgage Electronic Registration Systems, Inc. as nominee for Oakmont Mortgage Company, Inc., the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth in a Deed of Trust dated September 20, 2004 and recorded on September 29, 2004 in Instrument No. 20040929-0117070, in the Office of the Register of Deeds of Davidson County, Tennessee, and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to **Park Tree Investments 12, LLC**; and

WHEREAS, Park Tree Investments 12, LLC, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record in Instrument No. 20170328-0029952 in the Office of the Register of Deeds 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 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 March 30, 2017, April 6, 2017, and April 13, 2017; and

WHEREAS, 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, and

WHEREAS, at the time and place mentioned in referenced advertisement the undersigned's agent, offered said property for sale at public outcry at the Davidson County Courthouse on April 25, 2017 at 10:00AM to the highest and best bidder for cash, at which sale George Brandt and Eric Sox, being the best, highest and last bidder, became the purchaser of said property at and for the sum of $109,500.00; and

WHEREAS, Federal Tax Lien(s) have been filed against the subject property in the Register's Office of Davidson County, Tennessee, in Instrument Number 20170210-0014130, Serial Number 248178717; Instrument Number 20080902-0089380, Serial Number 466529008. Notice of the sale was given to the United States pursuant to 26 U.S.C. 7425(b) and a copy is attached hereto as Exhibit "A". The response of the United States is attached hereto as Exhibit "B". The property is subject to the right of the United States to redeem pursuant to 26 U.S.C. 7425(d)(1); 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; and

NOW, THEREFORE, in consideration of the premises and of payment by George Brandt and Eric Sox, as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, Brock & Scott, PLLC, as Substitute Trustee, does hereby grant, bargain, sell and convey unto George Brandt, an undivided ½ interest and Eric Sox, an undivided ½ interest, its/his/her 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 48 on the Plan of Section 1, Allens Green, of record in Book 7900 Page 632 Register's Office for said County, Tennessee to which reference is hereby made for a more complete description.

Being the same property conveyed to John F Massie and wife, Mary K Massie, by Warranty Deed dated September 20, 2004 and recorded September 29, 2004 in Instrument No. 20040929-0117068 in the Office of the Register of Deeds for Davidson County, State of Tennessee.

Property commonly known as: 6917 Harpeth Glenn Trace, Nashville, TN 37221.

THIS CONVEYANCE IS SUBJECT TO any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Deed of Trust.

The Property is conveyed AS IS, WHERE IS, without representations or warranties of any kind whatsoever, where express or implied. Without limiting the foregoing THE PROPERTY IS SOLD WITHOUT ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

IN TESTIMONY WHEREOF, **Attorney Patrick Taggart** of Brock & Scott, PLLC as Trustee, has hereunto set his hand, this 8th day of May, 2017.

Brock & Scott, PLLC

By: _____

Brock & Scott, PLLC
Patrick Taggart
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

Before me, a Notary Public in the State and County aforementioned personally appeared Patrick Taggart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an Attorney of Brock & Scott, the within named bargainor a PLLC, and that such person as such Attorney executed the forgoing instrument for the purpose therein contained by signing the name of the PLLC by such person as Attorney.

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



Notary Public

My Commission Expires: _____

STATE OF GEORGIA
COUNTY OF DEKALB

I hereby swear or affirm that to the best of my knowledge, belief and information, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $109,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Patrick Taggart - as Agent

Subscribed and sworn to before me on this 8th day of May, 2017.



Notary Public

My Commission Expires: _____

Brock & Scott File No.: 17-03037
Property Address: 6917 Harpeth Glenn Trace, Nashville, TN 37221
Tax Parcel I.D. No.: 155 03 0D 048.00
Property Owner and Tax Notices:
George Brandt and Eric Sox
5133 Harding Pike, Suite B10 PMB 185
Nashville, TN 37205