This instrument prepared by:

JERRY A. BRIDENBAUGH
MACKIE WOLF ZIENTZ & MANN, P.C.
5217 MARYLAND WAY, SUITE 404
BRENTWOOD, TN 37027
(615) 238-3630
MWZM NO.: 17-000641-670

NO MORTGAGE
New Owner - Send Tax Bills:
Grantee's Address:
George Brandt
5133 Harding Pike
Suite B10 PMB185
Nashville, TN 37205

BILL GARRETT, Davidson County
Trans:T20170051101 DEEDTRS
Recvd: 06/15/17 09:38 2 pgs
Fees:13.00 Taxes:310.56
20170615-0060059

Tax ID: 043-05-0-071.00
Property Address: 804 Brooks Avenue, Madison, TN 37115

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on October 11, 2004, CHRIS ANDERSON was named Trustee in a Deed of Trust of even date executed by EVAN D MELDAHL AND SHAUNTEL L MELDAHL, conveying to him/her/it as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $90,000.00, principal, said Deed of Trust being recorded as Instrument No. 20041021-0126874 in the real property records of Davidson County Register's Office, Tennessee; and

The notice required by T.C.A. 35-5-101 et seq. having been met and whereas, Jerry A. Bridenbaugh was appointed Substitute Trustee under said Deed of Trust by instrument of record **as Instrument No. 20170420-0038902** in the real property records of Davidson County Register's Office, Tennessee; I, Jerry A. Bridenbaugh, 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 notice by three (3) successive publications, namely: **04/27/2017, 05/04/2017, 05/11/2017** in 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.

If the U.S. Department of Treasury/IRS, the State of Tennessee Department of Revenue, or the State of Tennessee Department of Labor or Workforce Development are listed as Interested Parties in the advertisement, then the Notice of this foreclosure is being given to them and the Sale will be subject to the applicable governmental entities' right to redeem the property as required by 26 U.S.C. 7425 and T.C.A. §67-1-1433.

PURSUANT to said advertisement on June 1, 2017 on or about 12:00PM local time, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, I, Jerry A. Bridenbaugh, 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 **George Brandt and Eric Sox, one half undivided interest each**, submitted the highest and best bid, in the amount of $83,935.32, it being the best and highest bid.

NOW THEREFORE, in consideration of the premises, I, MACKIE WOLF ZIENTZ & MANN, P. C., Substitute Trustee, do hereby sell, transfer and convey to **George Brandt and Eric Sox, one half undivided interest each**, its 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 11 AND THE SOUTH 41 FEET OF LOT NO. 10, BLOCK "E" ON THE MAP OF CRESTVIEW ESTATES, OF RECORD IN BOOK 843, PAGE 81, REGISTERS'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

SAID LOT AND PART OF LOT ADJOIN AND FRONT TOGETHER 102 FEET ON THE EASTERLY SIDE OF BROOKS AVENUE AND RUN BACK BETWEEN PARELLEL LINES 157.4 FEET TO A DEAD LINE, LOT NO. 11 RUNNING BACK ALONG THE NORTH MARGIN OF ROOSEVELT STREET.

BEING THE SAME PROPERTY CONVEYED TO EVAN D. MELDAHL AND WIFE, SHAUNTEL L. MELDAHL BY DEED DATED 6-14-1996 FROM RAYMOND E. NEWMAN AND WIFE, SHARON B. NEWMAN OF RECORD IN BOOK 10098, PAGE 88, SAID REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE DERIVATION OF SAME BEING:

THE SAME BEING PROPERTY CONVEYED BY DEED EXECUTED BY RAYMOND E. NEWMAN AND WIFE, SHARON B. NEWMAN, ON 6-14-1996, AS RECORDED ON 6-25-1996 AT BOOK/LIBER 10098, PAGE/FOLIO 88, IN THE LAND RECORDS OF DAVIDSON COUNTY.

PARCEL IDENTIFICATION NUMBER: 043-05-0-071.00

THIS IS IMPROVED PROPERTY KNOWN AS 804 Brooks Avenue, Madison, TN 37115.

I, Jerry A. Bridenbaugh, Substitute Trustee, convey to **George Brandt and Eric Sox, one half 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.

Witness my hand and official seal at
PREMIER BUILDING, SUITE 404
5217 MARYLAND WAY
BRENTWOOD, TENNESSEE 37027, on this 6th day of JUNE, 2017.

Jerry A. Bridenbaugh, Substitute Trustee
PREMIER BUILDING, SUITE 404
5217 MARYLAND WAY
BRENTWOOD, TENNESSEE 37027
PHONE: (615) 238-3630
EMAIL: INFO@MWZMLAW.COM

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Jerry A. Bridenbaugh, 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 Brentwood, Tennessee on this 6 day of June, 2017.

EMILY McMAHON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public: Emily McMahon

My Commission Expires: 1-4-2021

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater for this transfer is $83,935.32.

Affiant

Subscribed and sworn to before me, this on this 6 day of June, 2017.

Notary Public: Emily McMahon

My Commission Expires: 1-4-2021

EMILY McMAHON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY