BILL GARRETT, Davidson County
Trans:T20170059273 DEEDTRS
Recvd: 07/11/17 13:51 3 pgs
Fees:18.00 Taxes:436.60
20170711-0069737

Address New Owner(s) as follows:
George Brandt and Eric Sox
7051 Highway 70 S #315
Nashville, TN 37221

Send Tax Bills to:
George Brandt and Eric Sox
7051 Highway 70 S #315
Nashville, TN 37221

Map Parcel Number:
20130812-0084040

Prepared by/Return To:
Robert J. Solomon
Solomon | Baggett, LLC
3763 Rogers Bridge Road
Duluth, Georgia 30097

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, a Deed of Trust has been heretofore executed by ANDREW MARTINDALE and PEGGY J. MARTINDALE, married, and GLORIA GREER, an unmarried woman, to Victor Hazelwood of Davidson County, Trustee, recorded May 19, 2009 in Davidson County Register's Office in No. 20090519-0045919 and modified at Inst#20130812-0084040 and at Inst#20160620-0062313, conveying the hereinafter described real estate in trust to secure payment of a Note and said Note being described therein and payable to the order of CARRINGTON MORTGAGE SERVICES, LLC, through an Assignment recorded on November 24, 2014 in Inst#20141124-0107890; and

WHEREAS, by instrument executed by CARRINGTON MORTGAGE SERVICES, LLC, dated December 10, 2014, and recorded on Decmeber 26, 2014, and filed for record at Inst#2141226-0118040 in said Register's Office, Robert J. Solomon, a resident of Decatur, Georgia, licensed to practice law in the State of Tennessee, was appointed as Successor Trustee, with all rights, powers and privileges of the original Trustee named in said Deed of Trust; and

WHEREAS, default was made in payment of installments maturing on said Note and in performance of covenants contained in the Deed of Trust, by reason of which the entire balance owing thereon was declared due and payable, default being made in payment thereof and such default continued until time of sale; and

WHEREAS, by virtue of the power and authority vested in him as such Successor Trustee, under the Deed of Trust aforesaid, at the request of the owner of said Note and for the purpose of effecting payment and satisfaction thereof, principal and interest, attorney's fees and costs of

sale, Robert J. Solomon, a resident of Decatur, Georgia, licensed to practice law in the State of Tennessee, Successor Trustee, pursuant to the advertisement published in The Ledger, Nashville Edition, a newspaper published and of general circulation in Davidson County, Tennessee, in its issues on 4/14/17, 4/21/17, 4/28/17 and offered for sale at public outcry to the highest and best bidder for cash at the front door of the Davidson County Courthouse in Nashville, Tennessee, in bar of all equities of redemption, statutory right of redemption, homestead, dower, and all other rights or exemptions of every kind, and sold on June 13, 2017, at 10:00AM at public outcry, the hereinafter described real estate; at which sale George Brandt and Eric Sox, ½ undivided Interest Each, being the highest and best bidder at and for the sum of $118,000.00 Dollars, became the purchaser thereof.

NOW, THEREFORE, ROBERT J. SOLOMON, SUCCESSOR TRUSTEE, a resident of Decatur, Georgia, licensed to practice law in the State of Tennessee, exercising the power and authority vested in him and in bar of all equities of redemption, statutory right of redemption, homestead, dower and all other rights or exemptions of every kind, does hereby sell, transfer and convey unto George Brandt and Eric Sox, ½ undivided Interest Each, the following described real estate located in the County of Davidson, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 92 on the Plan of Phase One, Woodland Hills, of record in Plat Book 6900, page 666, 667, 668, and 669, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.
Being the same property conveyed to Andrew Martindale, married, and Gloria Greer, unmarried, by deed of record in Instrument No. 20080509-0048274, Register's Office for Davidson County, Tennessee.
Peggy J Martindale joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property and/or which might be asserted against the trustee, beneficiary, mortgagee, or their assigns in enforcing any rights.

Property known as: 4725 Reischa Drive, Nashville, TN 37211.

If applicable, the notice requirements of T.C.A. 35-5-117 have been met.

TO HAVE AND TO HOLD the same described real estate unto George Brandt and Eric Sox, ½ undivided Interest Each, its successors and assigns, forever in fee simple.

Said Deed of Trust, recites title as unencumbered, but sale was advertised and made as Trustee only, without covenants of seisin or warranties of title, SUBJECT to any unpaid taxes and assessments owing on said property and subject to such prior encumbrances, easements, leases,

objections, conditions, restrictions, out-conveyances, Ad Valorem taxes (current and delinquent) and priority tax liens (if any) as may appear of record this conveyance is made accordingly.

WITNESS my hand on June 13, 2017.

ROBERT J. SOLOMON
Successor Trustee

STATE OF GEORGIA
COUNTY OF GWINNETT

On June 13, 2017, before me personally appeared ROBERT J. SOLOMON, known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of himself as successor trustee, acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal.

TAMIKA GREER NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES JANUARY 12, 2021

Notary Public
My Commission Expires: 1/12/2021

STATE OF _____
COUNTY OF _____

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $118,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale, including the balance of any liens which are conveyed with the property.

_____
Affiant

Subscribed and sworn to before me on _____day of_____, 2017.

_____
Notary Public
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 118,000 _____, Affiant
Subscribed and sworn before me this the
11 Day of July, 2017.
Abby Goodnow, Deputy Register