RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
William Butterworth, Gina Butterworth

GRANTEE(s)
Eric Sox and George Brandt
1/2 undivided interest each

This Instrument Prepared By:
WILSON & ASSOCIATES, P.L.L.C.
400 West Capitol Avenue
Suite 1400
Little Rock, AR 72201
(501)219-9388

BILL GARRETT, Davidson County
Trans:T20170059273 DEEDTRS
Recvd: 07/11/17 13:52 3 pgs
Fees:18.00 Taxes:218.62
20170711-0069738

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated March 28, 2006 and recorded March 31, 2006, Document No. 20060331-0036776 and modified on December 9, 2008, Document No. 20081209-0118716 in the Register's Office of Davidson County, Tennessee, William Butterworth, Gina Butterworth conveyed to Richard A. Northcutt, as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for Falcon Capital Funding, its successors and assigns, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, U.S. Bank, National Association, as Trustee under the Pooling and Servicing Agreement dated as of June 1, 2006, GSAMP Trust 2006-HE4, Mortgage Pass-Through Certificates, Series 2006-HE4 has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on June 7, 2017, Document No. 20170607-0057294 in the Register's Office 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 U.S. Bank, National Association, as Trustee under the Pooling and Servicing Agreement dated as of June 1, 2006, GSAMP Trust 2006-HE4, Mortgage Pass-Through Certificates, Series 2006-HE4 has requested said Successor Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, advertisement and notice of the sale identifying all interested parties of said property was made and given conformity with the terms and provisions of said Deed of Trust, and Tenn. Code Ann. Sec. 35-5-104; said advertisement was advertised a total of three times, prior to July 5, 2017;

WHEREAS, pursuant to the attached Department of Defense DMDC status report, the mortgagors holding an interest in the above-described property were (1) not members of the Armed Forces of the United States of America and had not been members of any such entities for at least twelve (12) months prior to the date of the foreclosure sale the subject hereof or (2) were members Armed Forces of the United States of America at the time the security instrument was executed, and therefore enforcement of the same is not subject to the provisions of the SCRA. As such, foreclosure of this property will not be subject to the provisions of 50 U.S.C. §501, *et seq.* (the Servicemembers Civil Relief Act).

WHEREAS, pursuant to said advertisement and notice, on July 5, 2017; in Nashville, Tennessee, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to Eric Sox and George Brandt 1/2 undivided interest each, at and for the sum of $59,085.38, that being the highest and best bid offered; and

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Successor Trustee the expenses of the sale with the balance being applied upon said indebtedness for which said property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Eric Sox and George Brandt 1/2 undivided interest each of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Successor Trustee does hereby grant, bargain, sell, and convey to the said Eric Sox and George Brandt 1/2 undivided interest each, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

BEING Lot No, 17-B, Zone Lot Division, Lots Nos. 17 and 18, Monte Carlo, Section IV, of record in Plat Book 5200, page 778, amending Plat Book 5800, page 778, amending Plat Book 5800, page 242, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to William Butterworth and Gina Butterworth by Warranty Deed recorded March 31, 2006, Instrument 20060331-0036775, Register's Office for Davidson County, Tennessee.

Commonly known as: 510 Maxine Drive, Antioch, TN 37013.

Tax Parcel No.: 17301024800

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Eric Sox and George Brandt 1/2 undivided interest each, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 7 day of July, 2017.

Wilson & Associates, PLLC

By: _____
Maria Yoder
Wilson & Associates, PLLC
TN Bar # 30713

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Maria Yoder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged such person to be authorized to execute the instrument on behalf of Wilson & Associates, PLLC the within-named bargainor, a corporation, and that such, executed the foregoing instrument for the purposes therein contained by personally signing the name of the corporation.

Witness my hand and seal at office in Little Rock, Arkansas this 7th day of July, 2017.

COLBY EASTER
MY COMMISSION # 12698422
EXPIRES: June 30, 2026
Pulaski County

_____
Notary Public

My Commission Expires: 6.30.2026

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $59,085.38, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

EXECUTED on this _____day of _____, _____

_____
Eric Sox and George Brandt 1/2 undivided interest each

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, _____, with who I am personally acquainted, and whom acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in _____ this _____ day of _____, _____.

_____
Notary Public

My Commission Expires: _____

PROPERTY OWNER OR AGENCY
RESPONSIBLE FOR PAYMENT OF TAXES:
Eric Sox and George Brandt 1/2 undivided interest each
7051 Hwy 70 South - 315
Nashville 37221

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 59,085 E.L.S.
, Affiant
Subscribed and sworn before me this the
11 **Day of** July **, 20** 17.
Abby Goodnight **, Deputy Register**