BILL GARRETT, Davidson County
Trans:T20170063144 DEEDTRS
Recvd: 07/24/17 11:13 4 pgs
Fees:23.00 Taxes:229.40
20170724-0074490

Prepared by:
Carolee Berasi
Shelton, Harrison & Pinson
701 Highlander Blvd., Suite 270
Arlington, TX 76015
TN Bar No: 024844

Return to and
Send Tax Bills to New Owner:
George Brandt & Eric Sox
5133 Harding Pike
Suite B 10 PMB 185
Nashville, TN 37205

Tax/Parcel No: 052 08 0 080.00

SUBSTITUTE TRUSTEE'S DEED

THIS DEED, made and entered into this 18th day of July, 2017, by David L. Smith, Substitute Trustee ("Grantor") and, **George Brandt and Eric Sox**, ("Grantee").

WHEREAS, by a certain Deed of Trust (the "Deed of Trust") dated **May 25, 2007**, and duly recorded in the Register's Office for the County of **Davidson**, Tennessee, in **Instrument No.: 20070709-0081807**, Willie L. Smith and Edith R. Smith (the "Borrowers(s)"), did grant and convey to Hermitage Title Services, LLC, Trustee, the property hereinafter described, in trust to secure to **Mortgage Electronic Registration Systems, Inc., as nominee for Accredited Home Lenders, Inc.**, or the holder thereof, payment of a certain negotiable and promissory note (the "Note") dated May 25, 2007, in the principal sum of $121,500.00, said note being payable to **Accredited Home Lenders, Inc.**, or the holder thereof, reference to which Deed of Trust is made for a more particular description of said note;

WHEREAS, the Deed of Trust was assigned to **Wilmington Savings Fund Society, FSB, as trustee for Stanwich Mortgage Loan Trust A**, by Assignment of Deed of Trust dated **April 14. 2016**, duly recorded in the Register's Office for the County of **Davidson**, Tennessee at Instrument No.: 20161228-0136343; and

WHEREAS, by instrument dated **February 2, 2017**, the Grantor, was duly appointed Substitute Trustee, said instrument being recorded in the Register's Office of **Davidson** County, Tennessee, at Instrument No. **20170214-0015219**, and

WHEREAS, demand was made for payment of the Note secured by the Deed of Trust, payment of which was in default, and the obligation secured by the Deed of Trust was declared due and payable as provided in the Note and Deed of Trust; and

WHEREAS, it is provided in said Deed of Trust that upon default being made in the payment of the debt thereby secured, the Trustee, upon being requested so to do by the holder of said note, should sell the property therein; and

WHEREAS, default was made in the payment of the debt secured by the Note and Deed of Trust, and the Substitute Trustee having been requested by the holder of the Note to make sale of the hereinafter described property, and the said Trustee, pursuant to the terms of the Deed of Trust, and Tennessee law, caused the Notice of Substitute Trustee's Sale ("Notice of Sale") which provided that the property hereinafter described would be sold on **June 22, 2017**, at **1:00 p.m.**, at the door of the **Davidson** Courthouse, to be published in the **The Tennessean,** a newspaper of general circulation in **Davidson** County, Tennessee, on **06/02/2017, 06/09/2017 and 06/16/2017**; a copy of the Notice of Sale was sent to the Borrower(s), the current owner of the property hereinafter described and all other parties who appeared to have an interest in the property as reflected in the of the Register's Office of Davidson County, Tennessee, and following such Notice of Sale, the default was not cured; and

WHEREAS, on **June 22, 2017**, at the door of the **Davidson** Courthouse, Tennessee, the Substitute Trustee did offer the hereinafter described property for sale at public auction to the highest bidder and after opening the floor for competitive bids, sold the hereinafter described property to the Grantee for the sum of **$62,001.00.**

NOW THEREFORE, in consideration of the premises and said sum of money, the receipt of which is hereby acknowledged, David L. Smith, Substitute Trustee, does hereby grant, transfer and convey with Special Warranty unto **George Brandt, and undivided ½ interest & Eric Sox, an undivided ½ interest**, in the following described property, to-wit:.

ALL THAT PARCEL OF LAND IN COUNTY OF DAVIDSON, STATE OF TENNESSEE AS MORE FULLY DESCRIBED IN BOOK 8502 PAGE 763 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING LOT NUMBER 178 ON THE PLAN OF SEQUOIA VALLEY, SECTION 4, WHICH IS OF RECORD IN PLAT BOOK 5200, PAGE 215, REGISTRER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

FOR SOURCE OF TITLE REFERENCE IS MADE TO BOOK 8332, PAGE 187, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO RESTRICTIVE COVENANTS FILED OF RECORD IN BOOK 5519, PAGE 16 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO WILLIE L. SMITH AND WIFE, EDITH R. SMITH BY DEED FROM BJC INVESTMENTS RECORDED 12/06/1991 IN DEED BOOK 8502 PAGE 763, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TAX ID: 52.08-80

To have and to hold the aforesaid real estate, together with all improvements thereon, free from any equity of redemption, statutory right of redemption, spouses effective share, homestead, dower, courtsey and all other exemptions, as provided in, but only to the extent provided in the Deed of Trust.

This conveyance is made subject to (1) any and all unpaid ad valorem taxes plus penalty and interest, if any, that may be a lien upon the Property; (2) any and all liens, defects encumbrances, adverse claims, and other matters which may take priority over the Deed of Trust; (3) any statutory right of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal, which might have not been waived by such governmental agency; (4) applicable covenants, restrictions, building setbacks, easements, and all conditions as shown with respect to the aforementioned Property in the Register's Office of **Davidson** County, Tennessee; (5) any governmental zoning and subdivision ordinances or regulations in effect thereon; (6) the accuracy of the Index Book of the said Register's Office; and (7) any other matters which an accurate survey of the Property might disclose.

The Property is conveyed AS IS WHERE IS, without representation or warranties of any kind whatsoever, whether 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. Grantor makes no representation or warranty relating to title or any physical, environmental, health or safety conditions existing in, on, at or relating to the Property, and any and all responsibilities or liabilities arising out of or in any way relating to any such conditions are expressly disclaimed.

IN WITNESS WHEREOF, David L. Smith, Substitute Trustee has hereunto affixed his hand and seal as of the day and year first above written.

David Smith
David L. Smith, Substitute Trustee

State of Tennessee

County of Knox

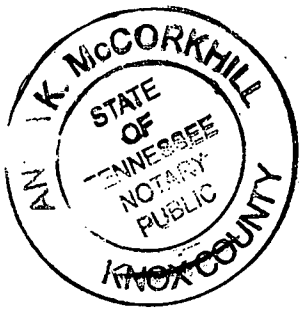
On 7/18/17, before me personally appeared, David L. Smith, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within Substitute Trustee's Deed and acknowledged to me that he executed the same in his authorized capacity, for the purposes therein contained.

WITNESS my hand and official seal

Anita K. McCorkhill

ANITA K. McCORKHILL
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

My Commission Expires: 10-10-2020



To the best of the knowledge and belief of the undersigned, the Actual Consideration or Value for this transfer is $ **62,001.00** .

Shelton, Harrison & Pinson, PLLC

By: _____
[Type in Name of Person Signing]
Christian Brown

Sworn to and subscribed before me this 19 day of July, 2017.

_____
Notary Public

