Davidson County DEEDTRS
Recvd: 08/16/17 13:47 4 pgs
Fees:23.00 Taxes:434.91
20170816-0084188

**Address New Owner(s) as follows:**
**PLANET HOME LENDING, LLC**
**321 Research Parkway, Suite 303**
**Meriden, CT 06450**

**Send Tax Bills to:**
**PLANET HOME LENDING, LLC**
**321 Research Parkway, Suite 303**
**Meriden, CT 06450**

**Map Parcel Number:**
**162 04 0 065.00**

**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 BRANDON D. BOND, an unmarried man, to Logos Title & Escrow, recorded October 26, 2006 in Davidson County Register's Office in Inst#20061026-0132619, 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 PLANET HOME LENDING, LLC, through an Assignment recorded on June 7, 2017 in Inst#20170607-0056751; and

WHEREAS, by instrument executed by PLANET HOME LENDING, LLC, dated June 5, 2017, and recorded on June 7, 2017, and filed for record at Inst 20170607-0056752 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 6/16/17, 6/23/17, 6/30/17 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 August 8, 2017, at 10:00AM at public outcry, the hereinafter described real estate; at which sale PLANET HOME LENDING, LLC, being the highest and best bidder at and for the sum of $117,542.76 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 PLANET HOME LENDING, LLC, the following described real estate located in the County of Davidson, Tennessee:

The land referred to in this Deed of Trust is as follows:
Land in Davidson County, Tennessee, being Lot No. 162 on the Plan of Antioch Park, Section 5 of record in Plat Book 4460, Page 58, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
Being the same property conveyed to Brandon Bond and Lacriessa Fort Joint Tenants with Right of Survivorship by deed dated 4-30-02 from L&L Property of record in Instrument No. 200205060054931, Register's Office for Davidson County, Tennessee.
Being the same property conveyed by Quitclaim Deed dated October 11, 2006 to Brandon Bond from Lacriessa Fort of record in Instrument No. 20051028-0132618, Register's Office for Davidson County, Tennessee.

Property known as: 117 Tomarand Rd, Antioch, TN 37013.

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 PLANET HOME LENDING, LLC, 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 August 8, 2017.

ROBERT J. SOLOMON
Successor Trustee

STATE OF GEORGIA
COUNTY OF GWINNETT

On August 8, 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.

Notary Public
My Commission Expires: _____

LISA BAGGETT NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES AUGUST 21, 2018

STATE OF GEORGIA
COUNTY OF GWINNETT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $117,542.76, 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 August 8, 2017.

Notary Public
My Commission Expires: _____

LISA BAGGETT NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES AUGUST 21, 2018

# True Copy Certification

I, Robert J. Solomon, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Georgia

County of Gwinnett

Personally appeared before me Lisa H. Baggett, a notary public for this county and state, Robert J. Solomon, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires:
Notary' Seal (if on paper)

