SUCCESSOR TRUSTEE'S DEED

STATE OF Tennessee)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $97,600.00

George Brandt

Eric Sox

Date:

Subscribed and sworn before me this the 17 day of August, 2017.

Notary Public

My commission expires: 2-25-19

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans: T20170071970 DEEDTRS
Recvd: 08/18/17 13:03 3 pgs
Fees: 18.00 Taxes: 361.12
20170818-0085151

This instrument was prepared by:

Robert S. Coleman, Jr.
1405 North Pierce, Suite 306
Little Rock, Arkansas 72207

Address of New Owner	Send Tax Bills To:	Map-Parcel Nos.
George Brandt and Eric Sox 7051 Hwy 70 South 315 Nashville, TN 37221 (615)479-4137	George Brandt and Eric Sox 7051 Hwy 70 South 315 Nashville, TN 37221 (615)479-4137	Parcel No.: 163110E03900CO

WHEREAS, MYRON FRANKLIN and TASHUNDA FRANKLIN, by Deed of Trust (the "Deed of Trust") dated December 14, 2007, of record, recorded as Document #20080118-0005880, in the Register's office for Davidson County, Tennessee, conveyed to ROBERT M. WILSON JR., as Trustee, the hereinafter described real property to secure the payment of a certain Deed of Trust Note (the "Note") described in the Deed of Trust, which note was payable to COUNTRYWIDE HOME LOANS, INC.;

WHEREAS, the undersigned was appointed as Successor Trustee by the owner and holder of the Note by instrument of record, recorded on December 2, 2016 as Document #20161202-0126582, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of the Deed of Trust demanded that the Successor Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Successor Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in the Davidson A.M. on June 23, 2017; June 30, 2017; July 7, 2017; and

WHEREAS, the Successor Trustee, as required by the terms of the Deed of Trust, offered for sale to the highest bidder for cash, at public outcry, at the front door of The Historic Davidson County Courthouse, One Public Square, in Nashville, Tennessee, at 10:00 a.m. on July 20, 2017, and George Brandt and Eric Sox (hereafter "Grantee") being the highest and best bidder thereof, became the Buyer of said property for the sum of Ninety-Seven Thousand Six Hundred and 00/100 ($97,600.00).

NOW THEREFORE, Robert S. Coleman, Jr. in his/her capacity as Successor Trustee, and not otherwise, for and in consideration of a premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, its successors, successors and assigns, certain real property located in ANTIOCH, Davidson County, Tennessee, more particularly described as follows:

BEING ALL OF UNIT #12, OAK GROVE TOWNHOMES, ACCORDING TO SURVEY AND PLAT APPEARING OF RECORD IN INSTRUMENT NUMBER 20021126-0146722, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

This is improved property known as: 2940 BABY RUTH LANE #12, ANTIOCH, TN 37013

TO HAVE AND TO HOLD the aforesaid property free from all legal and equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey same. Robert S. Coleman, Jr. , as Successor Trustee, and not otherwise, warrants the title to said property to the Grantee, its successors, heirs and assigns against lawful claims of all persons claiming by, through or under it, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 3rd day of Aug, 2017 at 4:00 p.m. CST.

Robert S. Coleman, Jr.
Successor Trustee

STATE OF ARKANSAS)
COUNTY OF PULASKI)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state. ROBERT S. COLEMAN, JR., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the SUCCESSOR TRUSTEE of the holder (or a constituent of the holder) and is authorized by the holder (or by its constituent, the constituent being authorized by the holder) to execute this instrument on behalf of the holder.

Witness my hand, at Little Rock, Arkansas, this 3 day of August, 2017 at 6:00 p.m. CST.

My commission expires: 4/20/26

Wendi Fiser
Notary Public

WENDI DEANN FISER
NOTARY PUBLIC
ARKANSAS
MY COMMISSION # 12697256
EXPIRES: April 20, 2026
Saline County