PREPARED BY AND RETURN TO:
Padgett Law Group
6267 Old Water Oak Road
Suite 203
Tallahassee, FL 32312
TDP File No.:17-003225

BILL GARRETT, Davidson County
Trans:T20170075596 DEEDTRS
Recvd: 08/30/17 09:39 3 pgs
Fees:18.00 Taxes:344.10
20170830-0089030

PROPERTY ADDRESS: 210 Wiley Street, Madison, TN 37115

Responsible Taxpayer and Property Owner:

Eric Sox and George Brandt, ½ undivided interest each
7051 Highway 70 South 315
Nashville, TN 37221

Map/Parcel Number: 043 09 0 041.00

PREPARER'S NOTE: IT IS THE GRANTEE'S RESPONSIBILITY TO RECORD THIS INSTRUMENT. FAILURE TO DO SO MAY ADVERSELY AFFECT TITLE OR INTEREST.

SUBSTITUTE TRUSTEE'S DEED

This instrument made this 21st day of August, 2017, by and between **Padgett Law Group,** Substitute Trustee, a Florida corporation duly authorized to conduct business in Tennessee, and **Eric Sox and George Brandt, ½ undivided interest each.**

WITNESSETH:

THAT, WHEREAS, on July 8, 2005, Jill A. Doss and James A. Judkins duly executed and acknowledged a Deed of Trust, as recorded in **Instrument Number 20050713-0081406** ("Deed of Trust") in the Register's Office for Davidson County, Tennessee, conveying to Robert M. Wilson, Jr., Trustee for Mortgage Electronic Registration Systems, Inc. ("MERS"), as nominee for American's Wholesale Lender, the hereinafter described real estate, to secure payment of an indebtedness and the performance of the obligations therein mentioned, together with fees and costs necessary to enforce the collection thereof, said note being incorporated in said Deed of Trust by reference, said real estate being more particularly bounded and described as follows:

Legal of the Property: Being Lot No. 48 on the plan of Overlook Estates, Block A, of record in Book 843, Page 105, Register's Office for Davidson County, Tennessee (previously misidentified in prior deeds as being in Book 8443), to which reference is hereby made for a more complete and accurate description. Being the same property conveyed to James A. Judkins, unmarried, by deed from National Tax Assistance Corp., on April 7, 2004, of record in Instrument Number 20040414-0041640, Register's Office for Davidson County, Tennessee.

The last Deed of record is Warranty Deed recorded in Instrument Number 20040414-0041640 of record in the Register's Office of Davidson County, Tennessee

Street Address: The street address of the property is believed to be 210 Wiley Street, Madison, Tennessee 37115, but such address is not part of the legal of the property. In the event of any discrepancy, the legal of the property herein shall control.

No updated boundary survey has been obtained at the time of this conveyance.

WHEREAS, Padgett Law Group, was appointed and designated Substitute Trustee under the aforesaid Deed of Trust pursuant to an instrument of record in **Instrument Number 20170601-0054437,** in the aforesaid Register's Office;

and

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the owner and/or holder of said obligations directed the Substitute Trustee to foreclose said Deed of Trust in accordance with the terms and provisions thereof and to sell the real estate above described; and

WHEREAS, the Substitute Trustee did advertise the sale of said real estate herein described, as provided in said Deed of Trust, in a local newspaper of general circulation/published in Davidson County, Tennessee, to-wit, The Westview Newspaper, LLC dba/ The Ledger, giving the time, place and terms of said sale. Such advertisement appearing in said newspaper on July 21, 2017, July 28, 2017 and August 4, 2017; and

WHEREAS, pursuant to T.C.A. § 35-5-101, Notice of the Foreclosure Sale including date, time, location, and terms of the sale was timely given by mailing a copy of the Notice of Sale by registered or certified mail, return receipt requested, to all parties entitled to said notice and following such notice the default was not cured.

WHEREAS, the Substitute Trustee has conducted a diligent search of the Defense Manpower Data Center website for each known Borrower in compliance with the Service Members Civil Relief Act, and as such the foreclosure of this property is not subject to the provisions therein contained.

WHEREAS, on the 17th day of August 2017, at the hour of 10 o'clock a.m., local time, at the Historic Davidson County Courthouse, One Public Square, Nashville, Tennessee, 37201, the time and place fixed in the advertised Notice of Sale, the foregoing described real estate was offered for sale at public auction to the last, highest and best bidder, and being cried for a reasonable time, was finally sold to Eric Sox and George Brandt, ½ undivided interest each, at a bid of **$93,000.00**, being the highest and best bid, which purchase price was paid to the undersigned Substitute Trustee and then applied by said Substitute Trustee as directed and provided in said Deed of Trust;

NOW, THEREFORE, in consideration of the premises and the said purchase price bid and paid, Padgett Law Group, as Substitute Trustee, does hereby grant, bargain, sell, transfer, and convey unto Eric Sox and George Brandt, ½ undivided interest each the real estate hereinbefore described, TO HAVE AND TO HOLD the same, together with all of the hereditaments, improvements, buildings, easements and appurtenances therein and thereunto belonging and appertaining, and free from the right and equity of redemption, homestead, dower and all other exemptions of any and every kind in the makers of said Deed of Trust, and warrants the title to the aforesaid real property against the lawful claims of all persons claiming through and under said makers, as such Substitute Trustee, but not further or otherwise.

This conveyance is SUBJECT TO any rights of redemption held by federal or state governmental authorities (if noted herein), priority tax liens, prior encumbrances, objections, building lines and easements, conditions, restrictions, any current or delinquent ad valorem property taxes which may be recorded or applicable to said property, including any applicable personal property, business, or other local taxes, and any other matter of record.

The designation of the parties to this instrument in either the plural or singular shall be applied to mean either number, and where appropriate in the context hereof, shall mean any one or more of said parties, and any pronoun used herein shall include the masculine, feminine and neuter genders.

IN WITNESS WHEREOF, Padgett Law Group, Substitute Trustee hereunto set its hand and seal the day and year first above written.

Padgett Law Group, Substitute Trustee

By:
Printed Name: BRENDAN KUHLMAN
Authorized Signatory

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public in and for said state and county, personally appeared

Brendon Kuhlman with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself/herself to be an authorized signatory of Padgett Law Group, the within bargainor, and that he/she as such authorized signatory, executed the foregoing Instrument for the purpose therein contained, by signing the name of Padgett Law Group.

WITNESS my hand, at office, this 31st day of August, 2017.

MY COMMISSION EXPIRES APRIL 08, 2018

Notary Signature: _____

SHARON N. FEWELL STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

My Commission Expires: _____

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is **$93,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF _____
COUNTY OF _____

Subscribed and sworn to before me on the date written above.

Notary Signature: _____

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 93,000
_____, **Affiant**
Subscribed and sworn before me this the
30 **Day of** August, 20 17.
_____, **Deputy Register**

TDP File No.: 17-003225