This instrument prepared by:

JERRY A. BRIDENBAUGH
MACKIE WOLF ZIENTZ & MANN, P.C.
5217 MARYLAND WAY, SUITE 404
BRENTWOOD, TN 37027
(615) 238-3630
MWZM NO.: 17-000193-220

NO MORTGAGE
New Owner - Send Tax Bills:
Grantee's Address:
George Brandt and Eric Sox
5133 Harding Pike St B10 # 185
Nashville, TN 37205

Bill Garrett Davidson County
Batch# 8995 DEEDTRS
10/05/2017 01:53:37 PM 2 pgs
Fees: $13.00 Taxes: $194.56
20171005-0102502

Tax ID: 071010448.00
Property Address: 511 Yokley Dr, Nashville, TN 37207

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on September 17, 2012, Creekside Title & Escrow LLC was named Trustee in a Deed of Trust of even date executed by EDDIE KIMBLE AND CLARA KIMBLE, conveying to him/her/it as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $75,000.00, principal, said Deed of Trust being recorded as Instrument No. 20121001-0089160 in the real property records of Davidson County Register's Office, Tennessee; and

The notice required by T.C.A. 35-5-101 et seq. having been met and whereas, MACKIE WOLF ZIENTZ & MANN, P.C. was appointed Substitute Trustee under said Deed of Trust by instrument of record **as Instrument No. 20170831-0089658** in the real property records of Davidson County Register's Office, Tennessee; MACKIE WOLF ZIENTZ & MANN, P.C., Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in it as such Substitute Trustee in said Deed of Trust advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving notice by three (3) successive publications, namely: **08/24/2017, 08/31/2017, 09/07/2017** in a newspaper of general circulation in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust.

If the U.S. Department of Treasury/IRS, the State of Tennessee Department of Revenue, or the State of Tennessee Department of Labor or Workforce Development are listed as Interested Parties in the advertisement, then the Notice of this foreclosure is being given to them and the Sale will be subject to the applicable governmental entities' right to redeem the property as required by 26 U.S.C. 7425 and T.C.A. §67-1-1433.

PURSUANT to said advertisement on September 21, 2017 on or about 12:00PM local time, at the Davidson County Courthouse, South Main door, One Public Square, Nashville, Tennessee, MACKIE WOLF ZIENTZ & MANN, P.C., individually or by and through its agent, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the herein above mentioned equities as provided in said Deed of Trust, at which **George Brandt and Eric Sox, 1/2 undivided interest each**, submitted the highest and best bid, in the amount of $52,584.61, it being the best and highest bid.

NOW THEREFORE, in consideration of the premises, MACKIE WOLF ZIENTZ & MANN, P.C., Substitute Trustee, does hereby sell, transfer and convey to **George Brandt and Eric Sox, 1/2 undivided interest each**, its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

For reference only this is property being known as 511 Yokley Road Nashville TN 37207 and being described as follows:

Being Lots No 20, 21, and 22, on the plan of an unrecorded subdivision located on the Whites Creek Pike, Davidson County, Tennessee, said lots fronting 50 feet each on Yokley Drive, a 50-foot roadway, and running northwardly between parallel lines 150 feet to a dead line, the southeast corner of Lot No 20 being a stake in the north margin of Yokley Drive, said point being 128 feet west of the intersection of Yokley Drive with Old Matthews Road (Natchez Trail), a county road, and continuing thence north 82 deg. west along the northerly margin of Yokley Drive, 150 feet to a stake, the southwest corner of Lot No. 22, thence North 6 deg. 25 minutes West along the line of Lot No. 22, 150 feet to a dead line, thence South 82 deg. east, 150 feet to a stake, the Northeast corner of Lot No. 20, thence South 6 deg. 25 minutes East, 150 feet to the point of beginning.

Being the same property conveyed to Mary Berry, a widow by Quitclaim deed from Clara Elizabeth Kimble, unmarried, Eddie Vernon Kimble, unmarried, Dean Caldwell Kimble and Paulette Thompson dated November 24, 1986, filed December 1, 1986, of record in Book 7054, page 46, Register's Office for Davidson County, Tennessee. The said Mary Kimble Berry died January 22, 2007 leaving a Last Will and Testament which was never probated, but by order filed December 7, 2007 in Davidson County Probate Division under Docket No. 07P1914, the Last Will and Testament of Mary Magdalena Baily Berry, deceased was offered only to establish mumment of title as to her heirs at law being Clara

Elizabeth Kimble and Eddie Vernon Kimble, a certified copy of which being filed for record in Instrument No 20121001-0089159, Register's Office, Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 511 Yokley Dr, Nashville, TN 37207.

MACKIE WOLF ZIENTZ & MANN, P.C., as Substitute Trustee, convey to **George Brandt and Eric Sox, 1/2 undivided interest each**, all the rights conveyed to it as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as it, as such Substitute Trustee, may lawfully make, all its actions in the premises being solely as Substitute Trustee and not otherwise under the power vested in it under said Deed of Trust herein above referred to and not as an individual.

Witness my hand and official seal at
MACKIE WOLF ZIENTZ & MANN, P.C.
PREMIER BUILDING, SUITE 404
5217 MARYLAND WAY
BRENTWOOD, TENNESSEE 37027, on this 25th day of September, 2017.

Jerry A. Bridenbaugh, Attorney, as agent for Substitute Trustee
MACKIE WOLF ZIENTZ & MANN, P.C.
PREMIER BUILDING, SUITE 404
5217 MARYLAND WAY
BRENTWOOD, TENNESSEE 37027
PHONE: (615) 238-3630
EMAIL: INFO@MWZMLAW.COM

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Jerry A. Bridenbaugh, Attorney, as agent Substitute Trustee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Brentwood, Tennessee on this 25 day of September, 2017.

Notary Public: Emily McMahon

My Commission Expires: 1-4-2021

EMILY McMAHON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater for this transfer is $52,584.61.

Affiant

Subscribed and sworn to before me, this on this 25 day of September, 2017.

Notary Public: Emily McMahon

My Commission Expires: 1-4-2021

EMILY McMAHON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY