This instrument prepared by:
J. PHILLIP JONES
ATTORNEY AT LAW
1800 HAYES STREET
NASHVILLE, TN 37203
MAP & PARCEL: 051 14 0 021.00
703 LEMONT DR
NASHVILLE, TENNESSEE 37216

NO MORTGAGE
New Owner - Send Tax Bills:
GEORGE BRANDT
ERIC SOX
5133 HARDING PIKE, SUITE B10
PMB 185
NASHVILLE, TENNESSEE 37205

Bill Garrett Davidson County
Batch# 10854 **DEEDTRS**
10/10/2017 02:31:33 PM 2 pgs
Fees: $13.00 Taxes: $555.37

20171010-0103928

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **OCTOBER 18, 2004, FMLS, INC.,** was named Trustee in a Deed of Trust of even date executed by **SALLIE L. MCCLANAHAN, A/K/A LOUISE S. MCCLANAHAN AND ALSO A/K/A SALLIE MCCLANAHAN; UNMARRIED,** conveying to her as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$100,000.00**, principal, said Deed of Trust being recorded in **INSTRUMENT NO. 20041123-0140278**, in the Register's Office for **DAVIDSON** County, Tennessee; and

IF applicable the notice required by T.C.A. 35-5-101 et seq. having been met and whereas, **J. PHILLIP JONES AND/OR JESSICA D. BINKLEY,** either of whom may act, was appointed Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT NO. 20170804-0080085,** in the Register's Office for **DAVIDSON** County, Tennessee; I, **J. PHILLIP JONES**, Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me 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 twenty-one (21) days notice by three (3) successive publications, namely: **AUGUST 21, 2017/ AUGUST 28, 2017/ SEPTEMBER 4, 2017** in **ALL TENNESSEAN**, 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.

PURSUANT to said advertisement on **FRIDAY, SEPTEMBER 29, 2017 AT 3:00 P.M., LOCAL TIME ON THE SECOND FLOOR MEZZANINE (ENTER THE FRONT DOOR FACING THE NEW PUBLIC SQUARE PARK) OF THE HISTORIC DAVIDSON COUNTY COURTHOUSE, ONE PUBLIC SQUARE, IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE,** I, **J. PHILLIP JONES,** 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 time **GEORGE BRANDT AND ERIC SOX** submitted the highest and best bid in the amount of **$150,100.00.**

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES,** Substitute Trustee, do hereby sell, transfer and convey to **GEORGE BRANDT AND ERIC SOX, 1/2 UNDIVIDED INTEREST EACH,** their 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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 202 OF GRA-MAR ACRES, SECTION 7, OF RECORD IN BOOK 2331, PAGE 00, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO 202 FRONTS 88 FEET AT THE NORTH SIDE OF LEMONT DRIVE AND RUNS BACK 224.11 FEET ON THE EAST LINE AND 260.3 FEET ON THE WEST LINE IN A DEAD LINE IN THE REAR, MEASURING 126 FEET, THEREON.

BEING THE SAME PROPERTY CONVEYED TO JOHN H. MCCLANAHAN (DECEASED) AND WIFE LOUISE S. MCCLANAHAN, BY DEED OF RECORD, FROM CHARLES D. WILLIS AND WIFE, JOSEPHINE A. WILLIS, DATED 02/09/63, AND RECORDED 02/09/1963, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, STATE OF TENNESSEE, IN DEED BOOK 3506, PAGE 340.

KNOWN 703 LEMONT DRIVE

PARCEL: 19-051.14-0-021.00-

THE SAID JOHN H. MCCLANAHAN DIED ON OR ABOUT OCTOBER 17,1999 AND LOUISE S. MCCLANAHAN AKA SALLIE L. MCCLANAHAN DIED ON OR ABOUT JANUARY 12, 2017 BEING SURVIVED BY ONE SON, MICHAEL WAYNE MCCLANAHAN.

THIS IS IMPROVED PROPERTY KNOWN AS 703 LEMONT DR, NASHVILLE, TENNESSEE 37216

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **GEORGE BRANDT AND ERIC SOX, 1/2 UNDIVIDED INTEREST EACH**, all the rights conveyed to me as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all my actions in the premises being solely as Substitute Trustee and not otherwise under the power vested in me under said Deed of Trust herein above referred to and not as an individual.

J. PHILLIP JONES
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **J. PHILLIP JONES**, 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 Nashville, Tennessee on **SEPTEMBER 29, 2017.**

Notary Public

My Commission Expires: 9-7-20

JESSICA BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is **$150,100.00.**

Affiant

Subscribed and sworn to before me, this **29TH day of SEPTEMBER, 2017.**

Notary Public

My Commission Expires: 9-7-20

JESSICA BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020