Karen Johnson Davidson County
Batch# 192025 DEEDTRS
02/05/2019 02:11:03 PM 3 pgs
Fees: $18.00 Taxes: $405.53
20190205-0011024

PREPARED BY AND RETURN TO:
Padgett Law Group
5100 Poplar Avenue, Suite 2208
Memphis, TN 38137
TDP File No.: 18-012436

SUBSTITUTE TRUSTEE'S DEED

This instrument made this 17th day of January, 2019, by and between **Padgett Law Group,** Substitute Trustee, and **ERIC SOX.**

WITNESSETH:

THAT, WHEREAS, on March 15, 2005, Bobby Bailey, single duly executed and acknowledged a Deed of Trust, as recorded in **Instrument Number 20050318-0029822** ("Deed of Trust") in the Register's Office for Davidson County, Tennessee, conveying to Forsythe Title & Escrow, Trustee for First Franklin a division of Nat. City Bank of IN, 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: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHWESTERLY 55.4 FEET OF LOT NO. 71 AND THE SOUTHEASTERLY 16.9 FEET OF LOT NO. 70 ON THE UNRECORDED PLAN OF SCENIC VIEW SUBDIVISION, AND BEING LOT F, ON THE MAP OF THE RESUBDIVISION OF LOTS 67 TO 74, INCLUSIVE, ON SAID PLAN, AND DESCRIBED ACCORDING TO A COPY OF A SURVEY THEREOF, MADE BY JAMES L. MURPHY, JR., DATED APRIL 21, 1959, AS FOLLOWS: BEGINNING AT A POINT IN THE NORTHEASTERLY MARGIN OF SCENIC VIEW DRIVE, FORMERLY HAVRON AVENUE, 144.6 FEET NORTHWESTERLY FROM THE INTERSECTION OF A 20-FOOT PUBLIC RIGHT-OF-WAY; THENCE WITH THE MARGIN OF SAID AVENUE, NORTH 46 DEGREES 29` WEST 72.3 FEET TO A POINT; THENCE NORTH 43 DEGREES 59` EAST 170.24 FEET TO A POINT; THENCE SOUTH 46 DEGREES 01` EAST 72.3 FEET TO A POINT; THENCE SOUTH 43 DEGREES 59` WEST 169.66 FEET TO THE POINT OF BEGINNING.

The last Deed of record is Quit Claim Deed recorded in Instrument Number 20150813-0081200 of record in the Register's Office of Davidson County, Tennessee

Street Address: The street address of the property is believed to be 123 Scenic View Road, Old Hickory, TN 37138, 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 20181210-0120207,** 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 Ledger, giving the time, place and terms of said sale. Such advertisement appearing in said newspaper on December 21, 2018, December 28, 2018, and January 4, 2019; 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 January, 2019, at the hour of 10 o'clock A.M. local time, at the Front Entrance of The Historic Davidson County Courthouse, One Public Square, Nashville, TN 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, at a bid of **$109,604.00**, 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** 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.

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

Timothy D. Padgett, PA D/B/A Padgett Law Group, a Professional Association, Substitute Trustee

By: _____

Printed Name: **Brendon 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 Timothy D. Padgett, PA D/B/A Padgett Law Group, a Professional Association, 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 Timothy D. Padgett, PA D/B/A Padgett Law Group, a Professional Association.

WITNESS my hand, at office, this 17th day of January, 2019.

Notary Signature: _____

My Commission Expires: 07/03/21

PATRICIA MARCHBANKS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is **$109,604.00** 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 TENNESSEE
COUNTY OF SHELBY

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
$ 109,604.00
_____, **Affiant**
Subscribed and sworn before me this the
5 **Day of** February, **20** 19.
Brandi Weir, **Deputy Register**

PROPERTY ADDRESS: 123 Scenic View Road, Old Hickory, TN 37138

Responsible Taxpayer and Property Owner:

ERIC SOX
7051 HWY 70 S #315
NASHVILLE, TN 37221

Map/Parcel Number: 04405001200