RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Dale H. Miller and Susan R. Miller

GRANTEE(s)
First Horizon Home Loans, a division of First Tennessee Bank National Association

This Instrument Prepared By:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388

BILL GARRETT, Davidson County
Trans:T20090038099 DEEDTRS
Recvd: 06/08/09 14:25 6 pgs
Fees:33.00 Taxes:100.64
20090608-0053124

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated May 26, 2005 and recorded May 18, 2006, as Instrument No. 20060518-0058458 and re-recorded on July 17, 2006, as Instrument No. 20060717-0085691 in the Register's Office of Davidson County, Tennessee, Dale H. Miller and Susan R. Miller conveyed to Wilson Title, as Trustee for Mortgage Electronic Registration Systems, Inc., a separate corporation acting as Nominee for First Horizon Home Loan Corporation and First Horizon Home Loan Corporation's Successors and Assigns, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the holder of the debt secured has appointed **SHELLIE WALLACE** as Successor Trustee and **MARIA NEUMANN** as Co-Trustee by instrument of record recorded on May 11, 2009 as Instrument No. 20090511-0042779 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust has requested said Successor Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, advertisement and notice of the sale identifying all interested parties of said property was made and given conformity with the terms and provisions of said Deed of Trust, and Tenn. Code Ann. Sec. 35-5-104; and

WHEREAS, pursuant to said advertisement and notice, on May 20, 2009 at the The Sommet Center in Nashville, Tennessee, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to First Horizon Home Loans, a division of First Tennessee Bank National Association, at and for the sum of $27,200.00, that being the highest and best bid offered; and

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Successor Trustee the expenses of the sale with the balance being applied upon said indebtedness for which said property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by First Horizon Home Loans, a division of First Tennessee Bank National Association of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Successor Trustee does hereby grant, bargain, sell, and convey to the said First Horizon Home Loans, a division of First Tennessee Bank National Association, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Land located in the 2nd Councilmanic District of Nashville, Davidson County, Tennessee being **Lot 106, J.B. Haynies Cumberland Heights of record in Book 57, Page 170, Registers Office for said County, less and except that portion of said Lot 106 contained within the apparent 50 foot** wide right of way for Weakley Avenue and the adjacent possibly abandoned 50 foot right of way of Lula Avenue described according to Boundary Survey dated 1/27/05 by Campbell McRae and Associates Surveying, Inc. John Hood TN R.L.S. NO. 1838as follows: Beginning at an iron rod new on the apparent northerly margin of Weakley Avenue said rod located N 52 degrees 49 minutes 16 seconds E 93.94 feet from an iron rod old on the northerly margin of said Weakley Avenue at the Southwest corner of Lot 2, Weakley and Dobbs Subdivision of Lot No. 17, Plan of Brooklyn Book 57, Page 106, R.O.D.C., TN and being in the easterly line of the Combs Industrial Services, Inc. land Instrument No. 20001222-0125718 R.O.D.C., TN; thence leaving said margin with said Combs N 44 degrees 34 minutes 18 seconds W Crossing and old fence and the original Southeast corner of Lot 1 of said Weakley and Dobbs Subdivision at 25.77 feet for a total distance of 135.95 feet to an iron rod new at the intersection of the platted, projected northerly margin of Lula Avenue 50 foot wide Right of way, possibly abandoned and the Westerly margin of Huron

Avenue 25 foot Wide Right of way and being located S 44 degrees 34 minutes 18 seconds E 42.93 feet from an iron rod old at the Northeast corner of said Lot 1, Weakley and Dobbs Subdivision: thence with the northerly margin of said Lula Avenue S 79 degrees 50 minutes 09 seconds E, crossing the easterly margin of said Huron Avenue and the southwest corner of the Zandra Petway Land Book 9563, Page 932 R.O.D.C., TN being Lot 107, J.B. Hayniess Cumberland Heights recorded in Book 57, Page 170 R.O.D.C., TN, for a total a distance of 162.00 feet to an iron rod new at the Northwest corner of the L.M. Bowden land Book 8064, Page 521 R.O.D.C., TN; thence with said Bowden S 03 degrees 00 minutes 55 seconds E 41.42 feet to an iron rod new on the northerly margin of said Weakley Avenue; thence with said northerly margin with a curve to the left that has a radius of 740.76 feet and a chord that bears S 67 degrees 54 minutes 06 seconds W a distance of 71.48 feet for an arc length of 71.51 feet to the point beginning.
Also conveyed is all right, title and interest to any portion of Lot 106, J.B. Haynies Cumberland Heights not claimed by the Metropolitan Government of Nashville and Davidson County and any abandoned right of ways and parcels to which the grantor herein may be entitled.
Being part of the same property conveyed to Dale H. Miller and wife, Susan R. Miller by Warranty Deed from Leonard E. Gross, Jr., unmarried, dated January 28, 2005, of record in Instrument No. 20050203-0012662. Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dale H. Miller and Susan R. Miller by Warranty Deed recorded February 3, 2005 , as Instrument No. 20050203-0012662, Register's Office for Davidson County, Tennessee.

Commonly known as: 501 Weakley Avenue, Nashville, Tennessee 37207.

Tax Parcel No.: 071 10 041.00

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto First Horizon Home Loans, a division of First Tennessee Bank National Association, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 27 day of May, 2009

Shellie Wallace
Successor Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Shellie Wallace, as Successor Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument as Successor Trustee for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 27 day of May, 2009

Lena M. Drennan
Notary Public

My Commission Expires:

LENA M. DRENNAN
NOTARY PUBLIC
SALINE COUNTY, ARKANSAS
COMM. EXP 08/10/11

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $27,200.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Shellie Wallace
Successor Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Shellie Wallace, as Successor Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the foregoing Form For Oath for the purposes therein contained.

Witness my hand and seal at office in LR this 27 day of May, 2009.

Lena M. Drennan
Notary Public

My Commission Expires:

LENA M. DRENNAN
NOTARY PUBLIC
PULASKI COUNTY, ARKANSAS
COMM. EXP. 08/10/11

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
First Horizon Home Loans, a division of First Tennessee Bank National Association
4000 Horizon Way
Irving, TX 75063

EXHIBIT "A"

SERVICEMEMBERS CIVIL RELIEF ACT AFFIDAVIT

STATE OF Arkansas

COUNTY OF Pulaski

BEFORE ME, the undersigned authority, on this day personally appeared Shellie Wallace, who after being duly sworn, deposed and stated:

1. I am the Successor Trustee with a certain deed of trust, dated May 26, 2005, recorded May 18, 2006, as Instrument No. 20060518-0058458 and re-recorded on July 17, 2006, as Instrument No. 20060717-0085691 in the Register's Office of Davidson County, Tennessee, executed by Dale H. Miller and Susan R. Miller in favor of Mortgage Electronic Registration Systems, Inc., a separate corporation acting as Nominee for First Horizon Home Loan Corporation and First Horizon Home Loan Corporation's Successors and Assigns to secure the payment of a deed of trust note to Mortgage Electronic Registration Systems, Inc., a separate corporation acting as Nominee for First Horizon Home Loan Corporation and First Horizon Home Loan Corporation's Successors and Assigns.

2. First Horizon Home Loans, a division of First Tennessee Bank National Association is the holder of or agent for the holder of the indebtedness secured by said deed of trust.

3. To the best of my knowledge and belief, the mortgagors holding an interest in the above-described property were (1) not members of the Armed Forces of the United States of America and had not been members of any such entities for at least three (3) months prior to the date of the foreclosure sale the subject hereof or (2) were members Armed Forces of the United States of America at the time the security instrument was executed.

4. As such, foreclosure of this property will not be subject to the provisions of 50 U.S.C.S. §501, *et seq.* (the Servicemembers Civil Relief Act).

FURTHER AFFIANT SAYETH NOT.

DATED this 20 day of May, 09.

Shellie Wallace
Affiant

ACKNOWLEDGMENT

STATE OF Arkansas

COUNTY OF Pulaski

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Shellie Wallace, Successor Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument as Successor Trustee for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 20 day of May, 2020.

Melissa J. Reneau
Notary Public

My Commission Expires:

DServiceMembersAffidavitTN_chood_090520_1218

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

https://www.dmdc.osd.mil/ Request for Military Status - Microsoft Internet Explorer

File Edit View Favorites Tools Help

Back Search Favorites

Department of Defense Manpower Data Center

Military Status Report
Pursuant to the Servicemembers Civil Relief Act

Last Name	First/Middle	Begin Date	Active Duty Status	Se
MILLER	DALE	Based on the information you have furnished, the DMDC does not possess any informatic currently on active duty.		

Upon searching the information data banks of the Department of Defense Manpower Data Center, based on the informati current status of the individual as to all branches of the Military.

Mary M. Snavely-Dixon

Mary M. Snavely-Dixon, Director
Department of Defense - Manpower Data Center
1600 Wilson Blvd., Suite 400
Arlington, VA 22209-2593

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense that maintains the Defense System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility sys

The Department of Defense strongly supports the enforcement of the Servicemembers Civil Relief Act [50 USCS Appx. § Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any inform currently on active duty" responses, and has experienced a small error rate. In the event the individual referenced above, o representative asserts in any manner that the individual is on active duty, or is otherwise entitled to the protections of the S obtain further verification of the person's active duty status by contacting that person's Military Service via the "definselink. evidence the person is on active-duty and you fail to obtain this additional Military Service verification, provisions of the S

Done

Start