**RECORDING LEGEND**

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

**GRANTOR(s)**
**Brian Hagman**

**GRANTEE(s)**
**The Secretary of Housing and Urban Development, his/her successors and/or assigns**

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:T20090048197 DEEDTRS
Recvd: 07/17/09 08:57 5 pgs
Fees:27.00 Taxes:0.00
20090717-0066952

# TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated November 17, 2005 and recorded November 23, 2005, as Instrument No. 20051123-0141489 in the Register's Office of Davidson County, Tennessee, Brian Hagman conveyed to Buyers Title, as Trustee for Prime Mortgage USA, Inc., 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 **MATTHEW SMITH** as Co-Trustee by instrument of record recorded on March 19, 2009 as Instrument No. 20090319-0024609 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; announcing the scheduled sale date of April 01, 2009; and on said date the sale was announced to be postponed to April 22, 2009.

WHEREAS, pursuant to said advertisement and notice, on April 22, 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 Wells Fargo Bank, NA, at and for the sum of $87,838.68, that being the highest and best bid offered; and

WHEREAS, the said Wells Fargo Bank, NA has assigned its interest in said property to The Secretary of Housing and Urban Development, his/her successors and/or assigns; 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 Wells Fargo Bank, NA 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 Secretary of Housing and Urban Development, his/her successors and/or assigns, the property above mentioned and now further described as being inDavidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being part of Lots 139 & 140 Cobb's Subdivision of Lot No. 6 of Subdivision of Harding Bosley Tract, a plat of which is of record in Book 61, page 155, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the northerly line of Osage Street, which point is 90.5 feet east of the southeast intersection of Osage Street and 24th Avenue North; thence north 75 degrees 30 min. east 59.5 feet to the westerly margin of an alley; thence along the westerly margin of said alley north 15 degrees 30 min. west 100 feet; thence south 75 degrees 30 min. west 58.5 feet; thence south 15 degrees east 100 feet to the beginning.

Being the same property conveyed to Brian Hagman by Warranty Deed recorded November 23, 2005 , as Instrument No. 200511230141488, Register's Office for Davidson County, Tennessee.

Commonly known as:2308 Osage Street, Nashville, Tennessee 37208-2327.

Tax Parcel No.: 08110023500

TO HAVE AND TO HOLD the said real propert above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in an way appertaining unto The Secretary of Housing and

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 The Secretary of Housing and Urban Development, his/her successors and/or assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 22nd day of April, 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 22 day of April, 09.

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

Melissa D. Reneski
Notary Public

My Commission Expires:

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 $87,838.68, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. However, the grantee(s) are exempt from any and all transfer taxes.

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 who I am personally acquainted, and whom acknowledged that such person executed the foregoing Form for Oath for the purposes therein contained.

Witness my hand and seal at office in LR this 22 day of April, 09.

Melissa D. Reneski
Notary Public

My Commission Expires:

**PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:**
U.S. Department of Housing and Urban Development
c/o Pyramid Real Estate Services
616 Marriott Drive, Suite 300
Nashville, Tennessee 37214

FHA No. 483-3605647

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

# 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 November 17, 2005, recorded November 23, 2005, as Instrument No. 20051123-0141489 in the Register's Office of Davidson County, Tennessee, executed by Brian Hagman in favor of Prime Mortgage USA, Inc. to secure the payment of a deed of trust note to Prime Mortgage USA, Inc..

2. Wells Fargo Bank, NA 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 22nd day of April, 2017.

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 22 day of April, 09.

Melissa D. Reasco
Notary Public

My Commission Expires:

FHA No. 483-3605647
DServiceMembersAffidavitTN mokere 090422 1426

**Notary Seal present,**
**but could not be reproduced.**

Bill Garrett
Davidson County Register of Deeds

Department of Defense Manpower Data Center FEB-19-2009 14:31:47

Military Status Report
Pursuant to the Servicemembers Civil Relief Act

| Last Name | First/Middle | Begin Date | Active Duty Status | Service/Agency |
|---|---|---|---|---|
| HAGMAN | BRIAN | Based on the information you have furnished, the DMDC does not possess any information indicating that the individual is currently on active duty. | | |