RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Khetmany Phommachack

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: T20090048550 DEEDTRS
Recvd: 07/20/09 08:16 5 pgs
Fees: 27.00 Taxes: 0.00
20090720-0067435

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated September 25, 2006 and recorded October 4, 2006, as Instrument No. 20061004-0122908 in the Register's Office of Davidson County, Tennessee, Khetmany Phommachack conveyed to Tonya Esquibel of Williamson County, Tennessee, as Trustee for Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for CTX Mortgage Company, LLC and CTX Mortgage Company, LLC'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 **MATTHEW SMITH** as Co-Trustee by instrument of record recorded on April 17, 2009 as Instrument No. 20090417-0035116 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 29, 2009; and on said date the sale was announced to be postponed to May 20, 2009.

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 Bank of America, National Association, at and for the sum of $90,339.89, that being the highest and best bid offered; and

WHEREAS, the said Bank of America, National Association 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 Bank of America, 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 Secretary of Housing and Urban Development, his/her successors and/or assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 19 on the Map of an Addition to and Revision of certain lots of the H.G. McNabb Subdivision, as of record in Book 1130, page 79, Register's Office for said County.
>
> Said Lot No. 19 fronts 75 feet on the east side of Harlin Drive and runs back between lines 176.8 feet to the north line and 178.5 feet on the south line to a dead lie in the rear on which it measures 75 feet.
>
> Being the same property conveyed to Khetmany Phommachack by Warranty Deed recorded October 4, 2006 , as Instrument No. 20061004-0122907, Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 3014 Harlin Drive, Nashville, Tennessee 37211-2349.
>
> Tax Parcel No.: 11913003700

TO HAVE AND TO HOLD the said real property above described, together with the privileges and

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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 20th 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 20 day of May, 09.

NOTARY PUBLIC-ARKANSAS
LAUREN DABOUS
No. 12366534
COMM. EXP. 6-25-2018
PULASKI COUNTY

Lauren Dabous
Notary Public

My Commission Expires: 6-25-18

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 $90,339.89, 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 Little Rock this 20 day of May, 09.

NOTARY PUBLIC-ARKANSAS
LAUREN DABOUS
No. 12366534
COMM. EXP. 6-25-2018
PULASKI COUNTY

Lauren Dabous
Notary Public

My Commission Expires: 6-25-18

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

FHA No. 483-3683349

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 September 25, 2006, recorded October 4, 2006, as Instrument No. 20061004-0122908 in the Register's Office of Davidson County, Tennessee, executed by Khetmany Phommachack in favor of Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for CTX Mortgage Company, LLC and CTX Mortgage Company, LLC's successors and assigns to secure the payment of a deed of trust note to Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for CTX Mortgage Company, LLC and CTX Mortgage Company, LLC's successors and assigns.

2. Bank of America, 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 24th day of May, 2018.

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, 09.

NOTARY PUBLIC-ARKANSAS
LAUREN DABOUS
No. 12366534
COMM. EXP. 6-25-2018
PULASKI COUNTY

Lauren Dabous
Notary Public

My Commission Expires: 6-25-18

FHA No. 483-3683349
DServiceMembersAffidavitTN_mokere_090520_1437

Department of Defense Manpower Data Center MAR-16-2009 07:57:47

Military Status Report
Pursuant to the Servicemembers Civil Relief Act

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