RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Benjamin Farrell, Jr.

GRANTEE(s)
Federal National Mortgage Association

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

BILL GARRETT, Davidson County
Trans:T20120001241 DEEDTRS
Recvd: 01/06/12 08:39 7 pgs
Fees:37.00 Taxes:0.00
20120106-0001395

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated February 20, 2008 and recorded March 20, 2008, as Instrument No. 20080320-0028403 in the Register's Office of Davidson County, Tennessee, Benjamin Farrell, Jr. conveyed to Robert M. Wilson, as Trustee for MERS as nominee for Countrywide Bank, F.S.B., 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, Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing LP has appointed **WILSON & ASSOCIATES, PLLC**, Successor Trustee by instrument of record recorded on December 8, 2011 as Instrument No. 201112080095799 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 Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing LP 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; said advertisement began on August 19, 2011 and was advertised a total of three times, prior to actual sale date. A Notice of Right to Foreclose was mailed to the borrower(s) on February 23, 2011 pursuant to Tennessee Code Annotated 35-5-117; and announcing the scheduled sale date of September 14, 2011; and on said date the sale was announced to be postponed to October 14, 2011; announcing the scheduled sale date of November 10, 2011; and on said date the sale was announced to be postponed to December 9, 2011; and

WHEREAS, pursuant to said advertisement and notice, on December 9, 2011 at the Bridgestone Arena 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, N.A., successor by merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing LP, at and for the sum of $150,800.04, that being the highest and best bid offered; and

WHEREAS, the said Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing LP has assigned its interest in said property to the Federal National Mortgage Association, its successors and 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, N.A., successor by merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing LP 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 Federal National Mortgage Association, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> The land referred to in this policy is situated in the State of Tennessee, County of Davidson, City of Ashland city and described as follows: A tract of land in the 13th formerly the 25th Civil District of said County, on the headwaters of Sulphur and Bull Run Creeks, and original plan being of record in Book 161, page 177, Register's Office for said County, and being part of Lot Number 25 of the Dr. E.E. Brown Farm, as shown on the copy of a survey made May 16 and 24, 1949, by John D. Kerr, County Surveyor for Rutherford County, Tennessee, described as follows: Beginning on the Easterly margin of Old Hickory Boulevard at the Southwest corner of Lot 25, being in the South line of the original Brown Farm; thence with said Boulevard, Northwardly 532.5 feet to a point 210 feet South of the Northwest corner of Lot 25; thence Eastwardly 420 feet; thence Northwardly 210 feet to the line between Lots Numbers 24 and 25; thence with the line between said lots South 74 ¾ inches East 504 feet; thence South 2 deg West 495 feet; thence

North 89 degrees West 1069.2 feet to the Easterly margin of Old Hickory Boulevard, the point of beginning. Included in the above described property but specifically excluded there from is the following described tract of land: A tract of land in the 13th formerly the 25th Civil District of Davidson County, Tennessee, on the headwaters of Sulphur and Bull Run Creeks, and original plan being of record in Book 161, page 177, Register's Office for said County, and being part of Lot Number 25 of the Dr. E.E. Brown Farm, not of record, described according to a survey made by Ralph W.C. Lambert, Surveyor, August 2,1958, as follows: Beginning on the Easterly margin of Old Hickory Boulevard at the Southwest corner of the property conveyed to SA Watson and wife, by deed from Walter Rufus Davis and wife, of record in Book 2697, page 570, said Register's Office; thence with said Watson's Southern boundary line South 74 degrees 45 minutes East 420 feet to an iron pin, said Watson's Southeast corner; thence with said Watson's Eastern boundary line North 15 degrees 00 minutes East 210 feet to an iron pin in the line between Lots Numbers. 24 and 25 on said unrecorded plan; thence with the line between Lots Numbers 24 and 25 South 74 degrees 45 minutes East 504 feet to an iron pin; thence South 2 degrees 00 minutes West 410 feet to an iron pin; thence North 74 degrees 30 minutes West 1,020 feet to the Easterly margin of Old Hickory Boulevard; thence with the same North 16 degrees 00 minutes East 200 feet to the beginning.

Being the same property conveyed to Benjamin Farrell, Jr. by Quitclaim deed recorded September 7, 2005, as Instrument No. 20050907-0107042, Register's Office for Davidson County, Tennessee.

Commonly known as: 5440 Old Hickory Boulevard, Ashland City, Tennessee 37015.

Tax Parcel No.: 057-00-0-01500

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 Federal National Mortgage Association, its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 3rd day of January, 2021

Wilson & Associates, PLLC

By: _____
Shellie Wallace, Partner
Wilson & Associates, PLLC
TN Bar #026039

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Shellie Wallace, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be authorized to execute the instrument on behalf of Wilson & Associates, PLLC the within-named bargainor, a corporation, and that such, executed the foregoing instrument for the purposes therein contained by personally signing the name of the corporation.

Witness my hand and seal at office in Little Rock, Arkansas this 3 day of Jan, 2021

KAMI GARRETT
Notary Public-Arkansas
Saline County
My Commission Expires 04-19-2021
Commission # 12381846

_____
Notary Public

My Commission Expires: 4-19-2021

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 $150,800.04, 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 pursuant to TCA. § 13-23-127.

Wilson & Associates, PLLC

By: _____
Shellie Wallace, Partner
Wilson & Associates, PLLC
TN Bar #026039

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Shellie Wallace, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be authorized to execute the instrument on behalf of Wilson & Associates, PLLC the within-named bargainor, a corporation, and that such, executed the foregoing instrument for the purposes therein contained by personally signing the name of the corporation.

Witness my hand and seal at office in Little Rock, Arkansas, this 3 day of January 2012.

_____
Notary Public

My Commission Expires: 4-19-2021

KAMI GARRETT
Notary Public-Arkansas
Saline County
My Commission Expires 04-19-2021
Commission # 12381845

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Fannie Mae
P.O. Box 650043
Dallas, TX 75265-0043

EXHIBIT "A"

SERVICEMEMBERS CIVIL RELIEF ACT AFFIDAVIT

STATE OF Arkansas

COUNTY OF Pulaski

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

1. Wilson & Associates, PLLC is the Successor Trustee with a certain deed of trust, dated February 20, 2008, recorded March 20, 2008, as Instrument No. 20080320-0028403 in the Register's Office of Davidson County, Tennessee, executed by Benjamin Farrell, Jr. in favor of MERS as nominee for Countrywide Bank, F.S.B. to secure the payment of a deed of trust note to MERS as nominee for Countrywide Bank, F.S.B..

2. 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.

3. 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 3rd day of January, 2012.

Wilson & Associates, PLLC

By: _____
Shellie Wallace, Partner
Wilson & Associates, PLLC
TN Bar #026039

ACKNOWLEDGMENT

STATE OF Arkansas

COUNTY OF Pulaski

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Shellie Wallace, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be authorized to execute the instrument on behalf of Wilson & Associates, PLLC the within-named bargainor, a corporation, and that such, executed the foregoing instrument for the purposes therein contained by personally signing the name of the corporation.

Witness my hand and seal at office in Little Rock, Arkansas this 3 day of Dec, 2018.

Notary Public

KAMI GARRETT
Notary Public-Arkansas
Saline County
My Commission Expires 04-19-2021
Commission # 12381845

My Commission Expires: 4-19-2021

DServiceMembersAffidavitTN_mburks_111213_1623

Web page snapshots at 12/8/2011 1:27:19 AM

Military Status Report
Pursuant to the Service Members Civil Relief Act

Last Name	First/Middle	Begin Date	Active Duty Status	Active Duty End Date	Service Agency
FARRELL	BENJAMIN	Based on the information you have furnished, the DMDC does not possess any information indicating the individual status.			

Upon searching the information data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the current status of the individual as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard).

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 Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Service Members Civil Relief Act (50 USC App. §§ 501 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual is on active duty, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service via the "defenselink.mil" URL http://www.defenselink.mil/faq/pis/PC09SLDR.html. If you have evidence the person is on active duty and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. §521(c).

If you obtain additional information about the person (e.g., an SSN, improved accuracy of DOB, a middle name), you can submit your request again at this Web site and we will provide a new certificate for that query.

This response reflects **active duty status** including date the individual was last on active duty, if it was within the preceding 367 days. For historical information, please contact the Service SCRA points-of-contact.

More Information on "Active Duty Status"
Active duty status as reported in this certificate is defined in accordance with 10 USC § 101(d)(1) for a period of more than 30 consecutive days. In the case of a member of the National Guard, includes service under a call to active service authorized by the President or the Secretary of Defense for a period of more than 30 consecutive days under 32 USC § 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy TARs, Marine Corps ARs and Coast Guard RPAs. Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps) for a period of more than 30 consecutive days.

Coverage Under the SCRA is Broader in Some Cases
Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate.

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of SCRA extend beyond the last dates of active duty.

Those who would rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected.

WARNING: This certificate was provided based on a name and SSN provided by the requester. Providing an erroneous name or SSN will cause an erroneous certificate to be provided.
Report ID:EKBLF3P8G4

COST OF PUBLICATION

First Insertion	**$210.00**
Second Insertion	**210.00**
Third Insertion	**210.00**
Total	**$630.00**

NOTICE OF TRUSTEE'S SALE

WHEREAS, default has occurred in the rformance of the covenants, terms, and con- ions of a Deed of Trust Note dated February , 2008, and the Deed of Trust of even date curing the same, recorded March 20, 2008, Instrument No. 20080320-0028403 in ice of the Register of Deeds for Davidson unty, Tennessee, executed by Benjamin well, Jr., conveying certain property therein scribed to Robert M. Wilson as Trustee MERS as nominee for Countrywide Bank, S.B.; and the undersigned, Sheila Wallace Wilson & Associates, P.L.L.C., having been pointed Successor Trustee.

NOW, THEREFORE, notice is hereby given at the entire indebtedness has been de- ared due and payable; and that an agent Sheila Wallace of Wilson & Associates, L.L.C., as Successor Trustee, by virtue of e power, duty, and authority vested in and posed upon said Successor Trustee will, September 14, 2011 on or about 10:00 M., at the Bridgestone Arena, Nashville, nnessee, offer for sale certain property reinafter described to the highest bidder R CASH, free from the statutory right of demption, homestead, dower, and all other emptions which are expressly waived in the ed of Trust, said property being real estate ated in Davidson County, Tennessee, d being more particularly described as llows:

The land referred to in this policy is situated in the State of Tennessee, County of Davidson, City of Ashland city and described as follows: A tract of land in the 12th formerly the 28th Civil District of said County, on the headwaters of Sulphur and Bull Run Creeks, and original plan being of record in Book 181, page 177, Register's Office for said County, and being part of Lot Number 25 of the Dr. E.E. Brown Farm, as shown on the copy of a survey made May 18 and 24, 1948, by John D. Kerr, County Surveyor for Rutherford County, Tennessee, described as follows: Beginning on the Easterly margin of Old Hickory Boulevard at the Southwest corner of Lot 25, being in the South line of the original Brown Farm; thence with said Boulevard, Northwardly 932.5 feet to a point 210 feet South of the Northwest corner of Lot 25; thence Eastwardly 420 feet; thence Northwardly 210 feet to the line between Lots Numbers 24 and 25; thence with the line between said lots South 74 1/4degrees East 804 feet; thence South 2 deg West 696 feet; thence North 88 degrees West 1080.5 feet to the Easterly margin of Old Hickory Boulevard, the point of beginning. Included in the above described property but specifically excluded there from is the District of Davidson County, Tennessee, on the headwaters of Sulphur and Bull Run Creeks, and original plan being of record in Book 181, Page 177, Register's Office for said County, and being part of Lot Number 25 of the Dr. E.E. Brown Farm, not of record, described according to a survey made by Ralph W.C. Lambert, Surveyor, August 2, 1958, as follows: Beginning on the Easterly margin of Old Hickory Boulevard at the Southwest corner of the property conveyed to SA Watson and wife, by deed from Walter Rufus Davis and wife, of record in Book 2697, page 570, said Register's Office; thence with said Watson's Southern boundary line South 74 degrees 45 minutes East 420 feet to an iron pin, said Watson's Southeast corner; thence with said Watson's Eastern boundary line North 15 degrees 00 minutes East 210 feet to an iron pin in the line between Lots Numbers. 24 and 25 on said unrecorded plan; thence with the line between Lots Numbers 24 and 25 South 74 degrees 45 minutes East 804 feet to an iron pin; thence South 2 degrees 00 minutes West 410 feet to an iron pin; thence North 74 degrees 30 minutes West 1,020 feet to the Easterly margin of Old Hickory Boulevard; thence with the same North 15 degrees 00 minutes East 200 feet to the beginning.

ALSO KNOWN AS: 5440 Old Hickory Boulevard, Ashland City, Tennessee 37015

The HB 3588 letter was mailed to the borrower(s) pursuant to Tennessee Code Annotated 35-5-117. This sale is subject to all matters shown on any applicable recorded plat; any unpaid taxes; any restrictive covenants, easements, or setback lines that may be applicable; any statutory rights of redemption of any governmental agency, state or federal; any prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose. In addition, the following parties may claim an interest in the above-referenced property: Benjamin Burrell, Jr.

The sale held pursuant to this Notice may be rescinded at the Successor Trustee's option at any time. The right is reserved to adjourn the day of the sale to another day, time, and place certain without further publication, upon announcement at the time and place for the sale set forth above. WBA file. 728-179749

DATED August 11, 2011

WILSON & ASSOCIATES, P.L.L.C., Successor Trustee

By: Sheila Wallace

FOR SALE INFORMATION, VISIT WWW.[illegible] and WWW.RSALTYTRAC.

PROOF OF PUBLICATION

THE WESTVIEW NEWSPAPER, LLC dba/ NASHVILLE LEDGER, the Publisher of Westview, a weekly newspaper of general circulation, printed in the State of Tennessee and distributed throughout Davidson and Williamson County in Tennessee, states that the hereto attached publication appeared in The Westview on the following dates:

August 19, 2011
August 26, 2011
September 2, 2011

THE WESTVIEW NEWSPAPER, LLC

By: _____
Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this 2nd day of **September 2011**, this instrument was signed and sealed in behalf of the corporation (or association), by authority of its Board of Directors and **Catron J. Kerr** acknowledged the instrument to be the free act and deed of the corporation (or association) and that the corporation has no corporate seal.

15

FIT/FPS