RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Patricia Cornejo

GRANTEE(s)
Federal Home Loan Mortgage Corporation

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:T20120036429 DEEDTRS
Recvd: 05/17/12 13:26 7 pgs
Fees:37.00 Taxes:0.00
20120517-0042867

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated December 23, 2005 and recorded December 30, 2005, as Instrument No. 20051230-0156928 in the Register's Office of Davidson County, Tennessee, Patricia Cornejo conveyed to Gregg Murphy, as Trustee for Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for American Home Mortgage and American Home Mortgage'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, Wells Fargo Bank, NA dba Americas Servicing Company has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on April 23, 2012 as Instrument No. 20120423-0034548 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 Wells Fargo Bank, NA dba Americas Servicing Company 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 April 13, 2012 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 October 30, 2011 pursuant to Tennessee Code Annotated 35-5-117; and

WHEREAS, pursuant to said advertisement and notice, on May 9, 2012 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 Wells Fargo Bank, NA dba Americas Servicing Company, at and for the sum of $125,281.04, that being the highest and best bid offered; and

WHEREAS, the said Wells Fargo Bank, NA dba Americas Servicing Company has assigned its interest in said property to the Federal Home Loan Mortgage Corporation, 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 Wells Fargo Bank, NA dba Americas Servicing Company 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 Home Loan Mortgage Corporation, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

A certain tract of parcel of land in Davidson County, Tennessee, described as follows, to-wit: Land in Davidson County, Tennessee, being Lot No. 47 on the Plat of Oakwood, Phase 6, Section 2, of record in Book 7900, page 626, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Patricia Cornejo by Warranty Deed recorded December 30, 2005 , as Instrument No. 20051230-0156926, Register's Office for Davidson County, Tennessee.

Commonly known as: 2572 Johnson Ridge Road, Antioch, Tennessee 37013-1802.

Tax Parcel No.: 149 06 154.00

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 the Federal Home Loan Mortgage Corporation, its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 14 day of May, 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, 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 14 day of May, 2021.

_____
Notary Public

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

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 $125,281.04, 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, 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 14 day of May, 2018.

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

Notary Public

My Commission Expires: 4-19-2021

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Federal Home Loan Mortgage Corporation
5000 Plano Parkway
Carrolton, TX 75010

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 states as follows:

1. Wilson & Associates, PLLC is the Successor Trustee with a certain deed of trust, dated December 23, 2005, recorded December 30, 2005, as Instrument No. 20051230-0156928 in the Register's Office of Davidson County, Tennessee, executed by Patricia Cornejo in favor of Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for American Home Mortgage and American Home Mortgage'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 American Home Mortgage and American Home Mortgage's successors and assigns.

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 14 day of May, 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, 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 14 day of May

Notary Public

My Commission Expires: 4-19-2021

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

DServiceMembersAffidavitTN_slee_120509_1158

Department of Defense Manpower Data Center

Results as of : May-08-2012 12:49:58

SCRA 2.1

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: Comejo First Name: Patricia Active Duty Status Date May-08-2012

Active Duty End Date	Status	Service Component
On Active Duty On Active Duty Status Date		
NA	No	NA
This response reflects the individuals' active duty status based on the Active Duty Status Date		

Left Active Duty Within 367 Days of Active Duty Status Date		
NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date		

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date		
NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty		

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

Mary M. Snavely-Dixon

Mary M. Snavely-Dixon, Director
Department of Defense - Manpower Data Center
4800 Mark Center Drive, Suite 04E25
Arlington, VA 22350

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 performance of the covenants and conditions of a Deed of Trust dated December 30, 2005 and the Deed of Trust of even date subsequently recorded December 30, 2005 as Instrument No. 20060125-0008928 in the Register's Office for Davidson County, Tennessee, conveying, among other property, certain property to Greg Barnes as Trustee for Mortgage Electronic Registration Systems, Inc., as a separate corporation that is going solely as a nominee for American Home Mortgage and its successors and assigns, mortgagee, and the undersigned, Wilson & Associates, P.L.L.C., having been appointed Successor Trustee,

NOW, THEREFORE, notice is hereby given that the undersigned Successor Trustee, acting at the request of the holder of the Note secured by said Deed of Trust, will on May 9, 2012 after the hour of 10:00 A.M. at the Davidson County Courthouse, offer for sale at public outcry to the highest bidder for CASH, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in the Deed of Trust, the following described real estate situated in Davidson County, Tennessee, to-wit:

Lot No. 47 on the Plat of Oakwood, Phase 5, Section 2, of record in Book 8100, Page 628, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

ALSO KNOWN AS: 2572 Johnson Ridge Road, Antioch, Tennessee 37013-1602

The HB 3588 letter was mailed to the borrower(s) pursuant to Tennessee Code Annotated 35-5-117. To the extent applicable, all known prior liens or encumbrances, unpaid taxes, city or county ordinances, restrictions, easements, building set back lines, boundary line discrepancies, conditions, reservations, rights of parties in possession, prior deeds of trust, or encumbrances as well as any matters arising since the date of the most recent title search and to ascertain the accurate survey of the property. In addition, the following parties may claim an interest in the above-referenced property: Patricia Comejo; Fifty Third Bank, N.A.; Oakwood Homeowners Association, Inc.

The sale held pursuant to this Notice may be rescinded at the discretion of the Successor Trustee 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 scheduled for the sale. Said property is commonly known as 2572 Johnson Ridge Road, Antioch, Tennessee 37013-1602 and is more particularly described in Deed of Trust Book 22293, Page 228, Register's Office for Davidson County, Tennessee.

DATED: April 2012.

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

By: Sheila Wallace

FOR SALE INFORMATION, VISIT WWW.AUCTION.COM and WWW.REALTYTRAC.COM

Apr. 13, 20, 27, 2012 FN14614

PROOF OF PUBLICATION

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

April 13, 2012
April 20, 2012
April 27, 2012

THE WESTVIEW NEWSPAPER, LLC dba/ NASHVILLE LEDGER

By:_____
Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this **27th** day of **April 2012,** this instrument was signed and sealed on behalf of the corporation (or association), by authority of its Board of Directors and **Catron Kerr** acknowledged the instrument to be the free act and deed of the corporation (or association) and that the corporation has no corporate seal.

FPS