RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Patrick K. McGee and wife, Phyllis K. McGee

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:T20120039068 DEEDTRS
Recvd: 05/29/12 13:54 7 pgs
Fees:37.00 Taxes:0.00
20120529-0046202

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated July 20, 2005 and recorded July 26, 2005, as Instrument No. 20050726-0086915 in the Register's Office of Davidson County, Tennessee, Patrick K. McGee and Phyllis K. McGee conveyed to Stewart Title of Tennessee, Inc., as Trustee for JPMorgan Chase Bank, N.A., 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, JPMorgan Chase Bank, National Association has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on April 18, 2012 as Instrument No. 20120418-0033014 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 JPMorgan Chase Bank, National Association 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 18, 2012; and on said date the sale was announced to be postponed to May 18, 2012; said advertisement began on March 23, 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 November 15, 2011 pursuant to Tennessee Code Annotated 35-5-117; and

WHEREAS, pursuant to said advertisement and notice, on May 18, 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 JPMorgan Chase Bank, National Association, at and for the sum of $195,179.80, that being the highest and best bid offered; and

WHEREAS, the said JPMorgan Chase Bank, National Association 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 JPMorgan Chase 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 Federal National Mortgage Association, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

Land in the Davidson County, Tennessee beginning at an iron pin Located in the southwest corner of the Doug C. Jones tract and The eastern right-of-way margin of Chandler Road; thence south 62 degrees 12 minutes 12 seconds east, 883.10 feet to an iron pin; thence South 26 degrees 08 minutes 48 seconds west, 152.0 feet to an iron pin; thence North 63 degrees 57 minutes 41 seconds west, 900 feet to an iron pin in the Eastern right-of-way margin of Chandler Road; thence with said Right-of-way in a northeasterly direction with a curve to the Left having a radius of 2655.32 feet, a distance of 180.0 feet to the point of beginning, said tract containing 3.39 acres more or less.

Being the same property conveyed to Patrick K. McGee and wife, Phyllis K. McGee by Warranty Deed recorded July 3, 1985, at Book 6598, Page 296, Register's Office for Davidson County, Tennessee.

Commonly known as: 4501 Chandler Road, Hermitage, Tennessee 37076.

Tax Parcel No.: 075 000 116.00

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 National Mortgage Association, its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 25th day of May, 2012

Wilson & Associates, PLLC

By: _____
Kristin A. Camp, Attorney
Wilson & Associates, PLLC
TN Bar #30689

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Kristin A. Camp, 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 25 day of May, 2012

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

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 $195,179.80, 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: _____
Kristin A. Camp, Attorney
Wilson & Associates, PLLC
TN Bar #30689

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Kristin A. Camp, 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 25 day of May, 2012

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:
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 states as follows:

1. Wilson & Associates, PLLC is the Successor Trustee with a certain deed of trust, dated July 20, 2005, recorded July 26, 2005, as Instrument No. 20050726-0086915 in the Register's Office of Davidson County, Tennessee, executed by Patrick K. McGee and Phyllis K. McGee in favor of JPMorgan Chase Bank, N.A. to secure the payment of a deed of trust note to JPMorgan Chase Bank, N.A..

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 25th day of May, 2012.

Wilson & Associates, PLLC

By: _____
Kristin A. Camp, Attorney
Wilson & Associates, PLLC
TN Bar #30689

ACKNOWLEDGMENT

STATE OF Arkansas

COUNTY OF Pulaski

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Kristin A. Camp, 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 25 day of May, 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_bboone_120518_1116

Department of Defense Manpower Data Center

Results as of : May-15-2012 12:38:04

SCRA 2.1

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: McGee First Name: Phyllis Active Duty Status Date May-15-2012

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

Department of Defense Manpower Data Center

Results as of : May-15-2012 12:38:05

SCRA 2.1

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: McGee First Name: Patrick Active Duty Status Date May-15-2012

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		

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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, terms and conditions of a Deed of Trust Note dated July 20, 2005, and the Deed of Trust of even date securing the same, recorded July 26, 2005, as Instrument No. 20050726-0089916 in Office of the Register of Deeds for Davidson County, Tennessee, executed by [illegible] and [illegible] to Stewart Title of Tennessee, [illegible] and [illegible] Associates, P.L.L.C., as Successor Trustee, by virtue of the power, duty, and authority vested in and imposed upon said Successor Trustee, will on April 13, 2012 at [illegible] at the [illegible] Courthouse, [illegible] Tennessee, offer for sale, sell and convey at public outcry to the highest bidder, FOR CASH, free from the [illegible] and all other encumbrances, which are hereby waived, the property conveyed by said Deed of Trust, and being more particularly described as follows:

Land in the Davidson County, Tennessee, beginning at an iron pin located in the southwest corner of the Doug C. Jones tract and the eastern right-of-way margin of Old Hickory Blvd; thence south 82 degrees 41 minutes 12 seconds east, 561.10 feet to an iron pin; thence south 20 degrees 49 minutes 48 seconds west, 192.0 feet to an iron pin; thence south 69 degrees 41 minutes 41 seconds west, 800 feet to an iron pin in the Eastern right-of-way margin of Old Hickory Road; thence with said right-of-way in a northerly direction with a curve to the left having a radius of 5866.34 feet a distance of 180.0 feet to the point of beginning.

ALSO KNOWN AS: 5001 Old Hickory Road, Nashville, Tennessee 37076

This NOTICE is being made to the borrower(s) pursuant to [illegible] Section 35-5-101 et seq. This sale is subject to [illegible] shown on any collection, [illegible] any unpaid taxes, any rights of the government, easements or setback lines that may affect the property, any statutory rights of redemption of any governmental agency, [illegible] and encumbrances as may affect the property and [illegible] by a fixture filing and to any matters that an accurate survey of the premises may disclose. In addition, the following [illegible] may claim an interest in the above-referenced property: Patrick K. McGee; Phyllis K. McGee; [illegible] Small Business Administration; The aforementioned Tenants or Owners.

The sale is held pursuant to this notice and rescinded at the Substitute Trustee's option at any time. The right is reserved to adjourn the day of the sale to another day, time or place certain without further publication, upon announcement at the time and place of the sale set forth above. WBA No. [illegible]

DATED March [illegible], 2012.

[illegible] ASSOCIATES, P.L.L.C.
Successor Trustee

FOR SALE INFORMATION: VISIT WWW.MYRREO.COM and WWW.REALTYTRAC.COM

Mar. 23, 30, Apr. 6, 2012 [illegible]444

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:

March 23, 2012
March 30, 2012
April 6, 2012

THE WESTVIEW NEWSPAPER, LLC dba/ NASHVILLE LEDGER

By: _____
Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this 6th 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