RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Tonya D. Baylor

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

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:T20120050111 DEEDTRS
Recvd: 07/09/12 09:10 6 pgs
Fees:32.00 Taxes:0.00
20120709-0059839

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated September 30, 2004 and recorded October 7, 2004, as Instrument No. 20041007-0121364 in the Register's Office of Davidson County, Tennessee, Tonya D. Baylor conveyed to Southern Title, LLC, as Trustee for Mortgage Electronic Registration Sytems, Inc. as nominee for NBANK, NA, its sucessors 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, JPMorgan Chase Bank, N.A. has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on April 30, 2012 as Instrument No. 20120430-0036740 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, N.A. 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 27, 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 February 21, 2012 pursuant to Tennessee Code Annotated 35-5-117; and

WHEREAS, pursuant to said advertisement and notice, on May 23, 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, N.A., at and for the sum of $108,666.16, that being the highest and best bid offered; and

WHEREAS, the said JPMorgan Chase Bank, N.A. 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 JPMorgan Chase Bank, N.A. 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 the 2nd Civil District of Davidson County, Tennessee and being Lot Number 149 on the Plan of Gina Brooke Subdivision of record in Book 5800, page 73, Register's Office for said County, to which plans reference is here made for a more particular description thereof.
>
> Being the same property conveyed to Tonya D. Baylor by Warranty Deed recorded October 7, 2004, as Instrument No. 20041007-0121363, Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 4416 and 4418 Gina Brooke Drive, Hermitage, Tennessee 37076-2645.
>
> Tax Parcel No.: 086 16 0 058.00

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 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 4th day of June, 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 4 day of June, 2012

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 $108,666.16, 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 4 day of June, 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:
U.S. Department of Housing and Urban Development
c/o Michaelson, Connor & Boul, Inc.
4400 Will Rogers Parkway, Suite 300
Oklahoma City, OK 73108

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 September 30, 2004, recorded October 7, 2004, as Instrument No. 20041007-0121364 in the Register's Office of Davidson County, Tennessee, executed by Tonya D. Baylor in favor of Mortgage Electronic Registration Sytems, Inc. as nominee for NBANK, NA, its sucessors and assigns to secure the payment of a deed of trust note to Mortgage Electronic Registration Sytems, Inc. as nominee for NBANK, NA, its sucessors 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 4th day of June, 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 4 day of June, 2020.

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

Notary Public

My Commission Expires: 4-19-2021

FHA No. 483-3492536-703
DServiceMembersAffidavitTN_bboone_120523_1402

Department of Defense Manpower Data Center

Results as of : May-18-2012 12:57:50

SCRA 2.1

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: Baylor First Name: Tonya Active Duty Status Date May-18-2012

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		

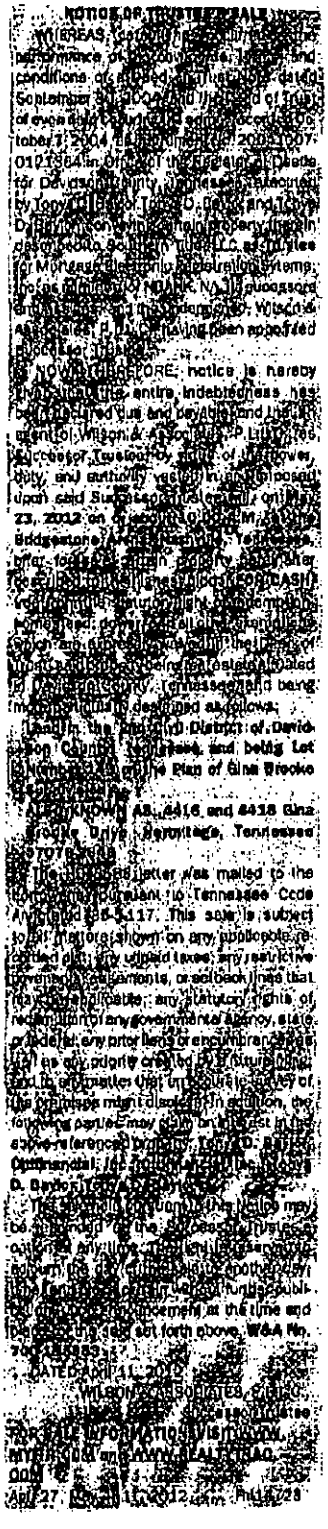
Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, 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 been made in the performance of the covenants, terms and conditions of a deed of trust dated September 30, 2004 and recorded in Book of Trusts of record in Davidson County, Tennessee, proceed October 7, 2004 as Instrument No. 20041007-0121364 in Book of the Register of Deeds for Davidson County, Tennessee executed by Tony D. Taylor and Lisa D. Taylor on certain real property therein described to Jeffrey Tuttle, LLC as Trustee for Mortgage Electronic Registration Systems, Inc. as nominee for NBANK, N.A. its successors and assigns, and the undersigned, Wilson & Associates, P.L.L.C. having been appointed Substitute Trustee

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable and the undersigned Wilson & Associates, P.L.L.C. 166 Louise Avenue, Nashville, Tennessee 37203, successor Trustee by virtue of the power, duty, and authority vested in and imposed upon said Substitute Trustee will on May 23, 2012 on or about 10:00 A.M. at the Bridgestone Arena, Nashville, Tennessee, offer for sale at public outcry, subject to the matters hereinafter set forth, all of the right, title and interest conveyed to the said Jeffrey Tuttle, Trustee by the said deed of trust in and to the following described real estate situated in Davidson County, Tennessee and being more particularly described as follows:

Land in the Second District of Davidson County, Tennessee and being Lot Number 2 on the Plan of Gina Brooke Subdivision of Lot 1

Also known as 8416 and 8418 Gina Brooke Drive, Antioch, Tennessee 37013

The above described property was conveyed to Tony D. Taylor and Lisa D. Taylor by deed of record in Book 20041007-0121364 in the Register's Office for Davidson County, Tennessee.

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 11 U.S.C. Section 507; and to matters that an accurate survey of the premises might disclose. In addition, the following parties may claim an interest in the above-referenced property: Tony D. Taylor, Unknown Spouse of Tony D. Taylor, Lisa D. Taylor, Unknown Spouse of Lisa D. Taylor, Tenant/Occupant.

The sale may be postponed, this notice may be withdrawn at the discretion of the undersigned at any time. The right is reserved to adjourn the day of the sale to another day certain without further publication, upon announcement at the time and place of the sale set forth above. WBA No. 700-13583-17

DATED April 11, 2012

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

Substitute Trustee

FOR FURTHER INFORMATION VISIT OUR WEBSITE AT WWW.MYFORECLOSURE.COM

Apr 27, May 4, 11, 2012

FPS

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 27, 2012
May 4, 2012
May 11, 2012

THE WESTVIEW NEWSPAPER, LLC dba/ NASHVILLE LEDGER

By: Marsha B. Payne

Marsha B. Payne, Administrative Specialist

STATE OF TENNESSEE

On this **11th** day of **May 2012**, this instrument was signed and sealed on behalf of the corporation (or association), by authority of its Board of Directors and **Marsha B. Payne** acknowledged the instrument to be the free act and deed of the corporation (or association) and that the corporation has no corporate seal.

FPS