RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Bobby W. Woodard and Tonya Woodard

GRANTEE(s)
HSBC Bank USA, National Association, as trustee for the benefit of the holders of the Citigroup Mortgage Loan Trust Inc., Asset-Backed Pass-Through Certificates, Series 2007-SHL1

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:T20120061820 DEEDTRS
Recvd: 08/20/12 09:11 8 pgs
Fees:43.00 Taxes:377.40
20120820-0074254

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated April 28, 2006 and recorded May 30, 2006, as Instrument No. 20060530-0062626 in the Register's Office of Davidson County, Tennessee, Bobby W. Woodard and Tonya S. Woodard conveyed to American Title Company, Inc., as Trustee for Mortgage Electronics Registration Systems, Inc., solely as nominee for United Financial Mortgage Corp., and its 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, GMAC Mortgage, L.L.C. has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on June 18, 2012 as Instrument No. 20120618-0052923 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 GMAC Mortgage, L.L.C. 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 May 11, 2012 and was advertised a total of three times, prior to actual sale date; announcing the scheduled sale date of June 6, 2012; and on said date the sale was announced to be postponed to July 6, 2012; and on said date the sale was announced to be postponed to August 3, 2012. A Notice of Right to Foreclose was mailed to the borrower(s) on January 5, 2012 pursuant to Tennessee Code Annotated 35-5-117; and

WHEREAS, pursuant to said advertisement and notice, on August 3, 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 GMAC Mortgage, L.L.C., at and for the sum of $102,000.00, that being the highest and best bid offered; and

WHEREAS, the said GMAC Mortgage, L.L.C., has assigned its interest in said property to HSBC Bank USA, National Association, as trustee for the benefit of the holders of the Citigroup Mortgage Loan Trust Inc., Asset-Backed Pass-Through Certificates, Series 2007-SHL1, 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 GMAC Mortgage, L.L.C. 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 said HSBC Bank USA, National Association, as trustee for the benefit of the holders of the Citigroup Mortgage Loan Trust Inc., Asset-Backed Pass-Through Certificates, Series 2007-SHL1., its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> BEGINNING at a point in the South bank of Sycamore Creek, a corner with William Carlton and with Adcock; said point being the Northeast corner of this property; then with South bank of said creek as follows: North 72 degrees 50 minutes West 94.3 feet and North 94 degrees 57 minutes West 89 feet to a stake in the East edge of a gravel road, a corner with said Carlton; thence with the East edge of gravel road with line of said Carlton as follows: South 31 degrees 15 minutes West, 370 feet; South 43 degrees West 142.7 feet; South 31 degrees West 50 feet; South 21 degrees West 50 feet; South 8 degrees West 30 feet; South 2 degrees 10 minutes East 40 feet; South 13 degrees East 170 feet; and South 11 degrees 10 minutes East331.9 feet to a stake, a corner with graveyard property; thence with graveyard line, North 59 degrees 50 minutes East

257.5 feet to a stake in the Westerly margin line of Ivey Point Road; thence with the margin of the same the following courses and distances: North 15 degrees 10 minutes West 54 feet; thence North 05 degrees West 52 feet; thence North 05 degrees 50 minutes East 50 feet; thence North 17 degrees 10 minutes East 50 feet; thence North 26 degrees 05 minutes East 51 feet; thence North 33 degrees 20 minutes East 52 feet; thence North 38 degrees 05 minutes East 53 feet; thence North 49 degrees East 28 feet; thence North 56 degrees East 36 feet; thence leaving Ivey Point Road and along Adcock's West line North 14 degrees East 338 feet to the POINT OF BEGINNING, described according to a survey by Richard B. Omohundro, dated March 31, 1973, and containing 4.79 acres, more or less

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING:

BEGINNING at a point in the West margin of Ivey Point Road, said point being the Southeast corner of the 4.79-acre tract of land surveyed by Richard B. Omohundro, dated March 31, 1973, and being the Northeast corner of graveyard property, thence from said point South 59 degrees 50 minutes West 257.5 feet to a point in the East margin of a gravel road; thence in a Northerly direction along the East margin of said gravel road 50 feet to a point; thence North 59 degrees 50 minutes East approximately 257.5 feet to a point in the West margin of Ivey Point Road; thence in a Southerly direction along the West margin of said road 50 feet to the POINT OF BEGINNING, this being a 50-foot strip adjoining graveyard property carved out of the Southerly border of the property conveyed to Jerry W. Counce and wife, Shirley J. Counce, by deed from William E. Carlton and wife, Ruth Carlton, by deed of record in DB 4704, Page 895

Being the same property conveyed to Bobby W. Woodard and Tonya Woodard by Quitclaim deed recorded August 9, 2002 , as Instrument No. 20020809-0096162, Register's Office for Davidson County, Tennessee.

Commonly known as: 2951 Ivy Point Road, Goodlettsville, Tennessee 37072.

Tax Parcel No.: 010 00 0 014.00

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 HSBC Bank USA, National Association, as trustee for the benefit of the holders of the Citigroup Mortgage Loan Trust Inc., Asset-Backed Pass-Through Certificates, Series 2007-SHL1, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 15 day of Aug., 2018.

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 15 day of August, 2018.

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 $102,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

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 15 day of August, 2014.

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:
GMAC Mortgage, L.L.C.
500 Enterprise Road
Suite 150
Horsham, PA 19044

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 April 28, 2006, recorded May 30, 2006, as Instrument No. 20060530-0062626 in the Register's Office of Davidson County, Tennessee, executed by Bobby W. Woodard and Tonya S. Woodard in favor of Mortgage Electronics Registration Systems, Inc., solely as nominee for United Financial Mortgage Corp., and its successors and assigns to secure the payment of a deed of trust note to Mortgage Electronics Registration Systems, Inc., solely as nominee for United Financial Mortgage Corp., and its 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 15 day of Aug., 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 15 day of August, 2012.

Kami Garrett
Notary Public - Arkansas
Saline County
My Commission Expires 04-19-2021
Commission # 12381845

Notary Public

My Commission Expires: 4-19-2021

DServiceMembersAffidavitTN_jdean_120803_1429

Department of Defense Manpower Data Center

Results as of : Aug-03-2012 01:59:33

SCRA 2.2.2

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: WOODARD First Name: BOBBY W

Active Duty Status As Of: Aug-03-2012

Active Duty Start Date	Active Duty End Date	Status	Service Component
On Active Duty On Active Duty Status Date			
NA	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			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	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			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	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 : Aug-03-2012 01:59:55

SCRA 2.2.2

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: WOODARD First Name: TONYA S

Active Duty Status As Of: Aug-03-2012

Active Duty Start Date	Active Duty End Date	Status	Service Component
On Active Duty On Active Duty Status Date			
NA	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			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	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			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

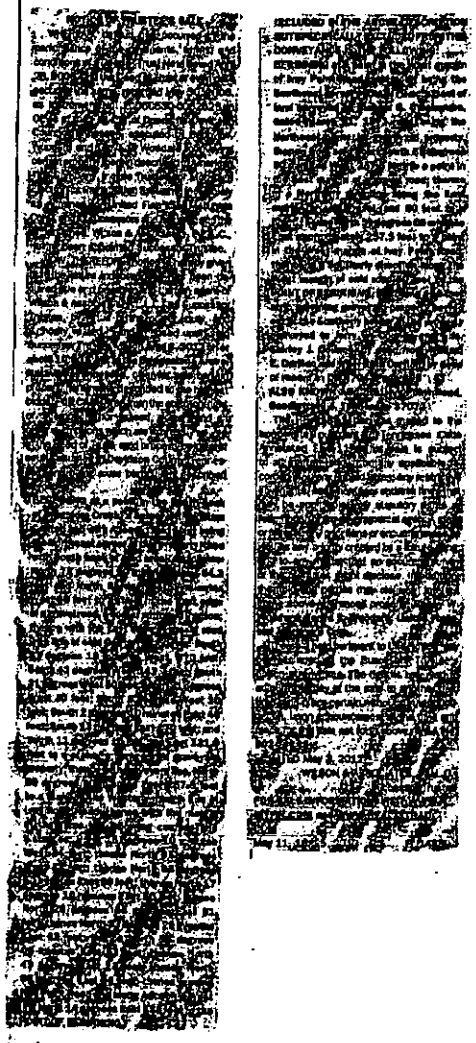
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Mary M. Snavely-Dixon

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
Second Insertion
Third Insertion
Total



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:

May 11, 2012
May 18, 2012
May 25, 2012

THE WESTVIEW NEWSPAPER, LLC dba/ NASHVILLE LEDGER

By: _____
Marsha B. Payne, Administrative Specialist

STATE OF TENNESSEE

On this 25th 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