RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Deane Gardner

GRANTEE(s)
Eric Sox

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:T20120070523 DEEDTRS
Recvd: 09/19/12 09:41 6 pgs
Fees:33.00 Taxes:157.46
20120919-0084993

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated September 8, 2006 and recorded September 19, 2006, as Instrument No. 20060919-0115730 in the Register's Office of Davidson County, Tennessee, Deane Gardner conveyed to Larry A. Weissman, a resident of Shelby County, as Trustee for Mortgage Electronic Registration Systems, Inc. as nominee for SunTrust Mortgage Inc. 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, JPMorgan Chase Bank, National Association has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on July 3, 2012 as Instrument No. 20120703-0058190 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 July 11, 2012; and on said date the sale was announced to be postponed to August 10, 2012; and on said date the sale was announced to be postponed to September 7, 2012; said advertisement began on June 8, 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 April 5, 2012 pursuant to Tennessee Code Annotated 35-5-117; and

WHEREAS, pursuant to said advertisement and notice, on September 7, 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 Eric Sox, at and for the sum of $42,556.12, that being the highest and best bid offered; 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 Eric Sox 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 Eric Sox, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

Land lying in Davidson County, Tennessee, described as follows, to wit:

A certain condominium apartment in Davidson County ,Tennessee, described as Unit 133, Timber Lake Condominium, a Condominium, a Horizontal Property Regime, located on Timberway Drive, Davisdon County, Tennessee, as shown on the plat of Timber Lake Condominium, Condominium apartments, recorded in Plat Book 5200, page 342 and Book 6250 page 219, said Register's Office, and described in Master Deed recorded in Book 6549 page 475 as clarified in Book 6561, page 141 and corrected in book 7153 page 617, said Registers office, to which reference is hereby made.

Being the same property conveyed to Deane Gardner by Warranty Deed recorded September 19, 2006 , as Instrument No. 2006919-0115729, Register's Office for Davidson County, Tennessee.

Commonly known as: 227 Timberway Drive Unit 133, Nashville, Tennessee 37214.

Tax Parcel No.: 108 07 0B 133.00

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 Eric Sox, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 11 day of Sept, 2021.

Wilson & Associates, PLLC

By: _____
Shellie Wallace
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 11 day of Sept,

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 $42,556.12, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Eric Sox

ACKNOW

STATE OF _____

COUNTY OF _____

Personally appeared before me, a Notary Publ ioned and qualified, _____ equainted, and whom acknowledged that such person executed the d.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 42,557
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 14 DAY OF September 20 21
Deputy Register

Witness my hand and seal at office in _____ day of _____, _____.

_____
Notary Public

My Commission Expires: _____

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Eric Sox

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 8, 2006, recorded September 19, 2006, as Instrument No. 20060919-0115730 in the Register's Office of Davidson County, Tennessee, executed by Deane Gardner in favor of Mortgage Electronic Registration Systems, Inc. as nominee for SunTrust Mortgage Inc. its successors and assigns to secure the payment of a deed of trust note to Mortgage Electronic Registration Systems, Inc. as nominee for SunTrust Mortgage Inc. 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 11 day of Sept., 2012.

Wilson & Associates, PLLC

By: _____

Shellie Wallace, Attorney
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 11 day of Sept,

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

Notary Public

My Commission Expires: 4-19-2021

DServiceMembersAffidavitTN_bboone_120907_1342

Department of Defense Manpower Data Center

Results as of : Sep-04-2012 06:41:50

SCRA 2.3

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: GARDNER

First Name: DEANE

Middle Name:

Active Duty Status As Of: Sep-04-2012

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
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			

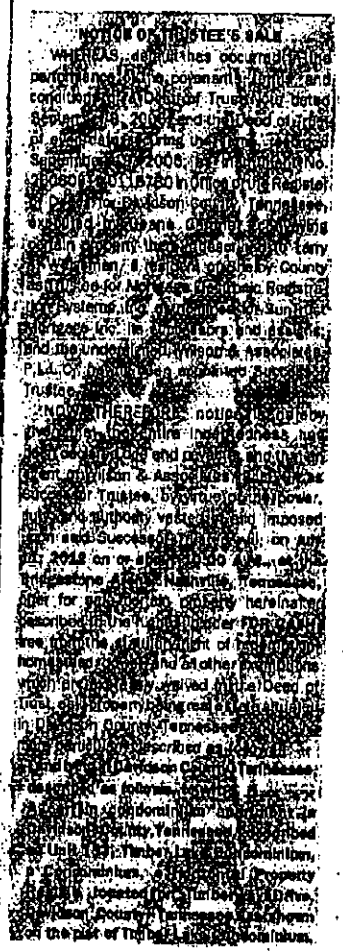
Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health,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

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 September 6, 2006, and recorded in Book No. 20060915-0125750 in Office of the Register of Davidson County, Tennessee, executed by [illegible] to Larry [illegible], Jr., as Trustee, to secure certain indebtedness to Mortgage Electronic Registration Systems, Inc., as nominee for [illegible] and the undersigned, Wilson & Associates, P.L.L.C., has been appointed Substitute Trustee

NOW, THEREFORE, notice is hereby given that the undersigned, the said indebtedness, together with interest and all costs and expenses of collection and attorney's fees as provided for therein, and the said Wilson & Associates, P.L.L.C., Substitute Trustee, by virtue of the power, duty and authority vested in and imposed upon said Substitute Trustee, will on April [illegible], 2012 on or about 10:00 A.M., at the Eastbank Plaza, Nashville, Tennessee, offer for sale, and will sell at public outcry to the highest bidder for cash, the property described in said Deed of Trust, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in the Deed of Trust, said property being located in Davidson County, Tennessee and being described as follows:

Situated in Davidson County, Tennessee and being Unit [illegible] Timberlake Condominium, a Condominium, as the property is of record in Timberlake Condominium Horizontal Property Regime, of record in Book [illegible], Page [illegible], Register's Office for Davidson County, Tennessee, and being the same property conveyed to Larry [illegible], Jr. by deed of record in Book [illegible], Page [illegible], Register's Office for Davidson County, Tennessee.

Property is located at [illegible] Timberlake Drive, Nashville, Davidson County, Tennessee 37214

The sale will be made subject to all matters of record affecting the property, and any unpaid taxes, assessments, and any delinquent homeowners association dues that may be due and owing, and any statutory rights of redemption of any governmental agency, and any prior liens or encumbrances as may appear of record, and any priority created by a fixture filing, and to any matters which an accurate survey of the premises may show.

The following information is given in the above mentioned Deed of Trust: Grantor: [illegible] Beneficiary: Mortgage Electronic Registration Systems, Inc., as nominee for [illegible] Original Trustee: [illegible] Timberlake Condominium Association, Inc.

This sale is pursuant to this Notice of Sale as substituted by the Successor Trustee of Substitute Trustee at any time. The undersigned reserves the right to adjourn the day of this sale to another day, time, and place certain without further publication, upon announcement at the time and place of the sale stated herein. [illegible] 700158878-09

DATED this [illegible] day of [illegible], 2012.

[illegible] Substitute Trustee

FOR SALE INFORMATION: [illegible]

[illegible] 15032

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:

June 8, 2012
June 15 2012
June 22, 2012

THE WESTVIEW NEWSPAPER, LLC dba/ NASHVILLE LEDGER

By: _____

Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this 22nd day of **June 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