RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Charles R. Tygard, Sr.

GRANTEE(s)
Champion Mortgage Company

This Instrument Prepared By:
WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388

Davidson County DEEDTRS
Recvd: 10/14/13 12:06 12 pgs
Fees:63.00 Taxes:801.04
20131014-0107278

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated February 23, 2011 and recorded June 1, 2011, as Instrument No. 20110601-0041777 in the Register's Office of Davidson County, Tennessee, Charles R. Tygard, Sr. conveyed to Joseph B. Pitt Jr., as Trustee for MetLife Home Loans, a Division of MetLife 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, Nationstar Mortgage LLC dba Champion Mortgage Company has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on July 30, 2013 as Instrument No. 20130730-0079477 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 Nationstar Mortgage LLC dba Champion Mortgage 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 May 31, 2013 and was advertised a total of three times, prior to actual sale date; announcing the scheduled sale date of July 16, 2013; and on said date the sale was announced to be postponed to August 14, 2013; and on said date the sale was announced to be postponed to October 9, 2013;and

WHEREAS, pursuant to said advertisement and notice, on October 9, 2013 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 Nationstar Mortgage LLC dba Champion Mortgage Company, at and for the sum of $216,497.23, that being the highest and best bid offered; and

WHEREAS, the said Nationstar Mortgage LLC dba Champion Mortgage Company has assigned its interest in said property to the Champion Mortgage Company, 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 Nationstar Mortgage LLC dba Champion Mortgage Company o f 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 Champion Mortgage Company, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> All that certain parcel of land situated in County of Davidson, State of Tennessee, being known and designated as follows:
>
> Land in the 2nd Civil District of Davidson County, Tennessee, described according to an unrecorded survey by L.C. Petty and shown as Tract Number III, as follows:
> Beginning at an iron pin in the Easterly margin of UNA-Antioch pike right of way, said point being the Northwest corner of the herein described property and the Southwest corner of the property conveyed to to the Trustees of Free Will Baptist Church by Deed of record in Book 4691, Page 503, Register's Office for said County; thence South 70 degrees 04 minutes East 830.00 feet to an iron pin; thence South 3 degrees 15 minutes West 154.2 feet to an iron pin; thence North 71 degrees 12 minutes West 870.9 feet to an iron pin in the Easterly margin of UNA-Antioch pike; thence North 23 degrees 15 minutes East 156.6 feet to the point of beginning, containing 3.00 acres, more or less.
>
> Being the same property conveyed to The Estate of Charles R. Tygard, Sr. by Quitclaim deed recorded June 1, 2011, as Instrument No. 20110601-0041776, Register's Office for Davidson County, Tennessee.

Commonly known as: 2526 Una Antioch Pike, Antioch, Tennessee 37013.
Tax Parcel No.: 149 000 041.00

The above-described property is conveyed subject to the rights of the State of Tennessee to redeem the property as provided for in §67-1-1433(c)(1).

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 Champion Mortgage Company, 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 Oct., 2013.

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 11 day of Oct., 2013.

JORDIN CARTER Comm. No. 12393912 NOTARY PUBLIC My Comm. Exp. 05-06-2023 SALINE CO., ARKANSAS

_____
Notary Public
My Commission Expires: 5-6-2023

AFFIDAVIT 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 $216,497.23, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

EXECUTED on this 11 day of Oct., 2013

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 11 day of Oct., 2013.

_____
Notary Public
My Commission Expires: 5-6-2023

JORDIN CARTER Comm. No. 12393912 NOTARY PUBLIC My Comm. Exp. 05-06-2023 SALINE CO., ARKANSAS

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Nationstar Mortgage LLC dba Champion Mortgage Company
350 Highland Drive
Lewisville, TX 75067
FHA No. 483-4640021-951/255

STATE OF TENNESSEE
DEPARTMENT OF REVENUE
REVENUE ENFORCEMENT DIVISION
ANDREW JACKSON STATE OFFICE BUILDING
NASHVILLE, TENNESSEE 37242

June 4, 2013

7/17

Wilson & Associates, P.L.L.C.
1521 Merrill Dr., Suite D-220
Little Rock, AR 72211

Re: Foreclosure Sale of Property Owned by: **Charles Tygard**
Entity Number: **002 xxx-xx-2753/000**
WA# 1204-234633

This is in reference to your letter dated May 31, 2013 regarding a foreclosure sale of property owned by the above-captioned taxpayer(s), pursuant to the provisions of T.C.A. § 67-1-1401 et. seq..

The Tennessee Department of Revenue does not have any known liens filed against the taxpayer(s). The most recent lien was released on November 13, 2007 book Instrument #20071116-0134332, page , in Davidson County, Tennessee.

I trust that this has answered your letter, but if not, please let me know.

Lori S. Fernandez, Account Technician I, Lien Desk 1
Special Procedures Section
Revenue Enforcement Division
Tennessee Department of Revenue

SP/bt
c: *file*

REVENUE ENFORCEMENT DIVISION
STATE OF TENNESSEE
DEPARTMENT OF REVENUE
ANDREW JACKSON STATE OFFICE BUILDING
NASHVILLE, TENNESSEE 37242
June 4, 2013

7/17

Wilson & Associates, P.L.L.C.
1521 Merrill Dr., Suite D-220
Little Rock, AR 72211

Re: State Tax Lien Against: **Delores Tygard**
Entity Number: **002 xxx-xx-9856/000**
WA# 1204-234633

This is in reference to your letter dated May 31, 2013 regarding a state tax lien against the above-captioned taxpayer(s), pursuant to the provisions of T.C.A. 67-1-1401 et. seq..

The Tennessee Department of Revenue does not have any known liens filed against the taxpayer(s). Most recently, a lien release request was forwarded on June 4, 2013 to Davidson County, Tennessee. The book and page recording information has not yet been made available to this office.

I trust that this has answered your letter, but if not, please let me know.

Lori S. Fernandez, Account Technician I, Lien Desk 1
Special Procedures Section
Revenue Enforcement Division
Tennessee Department of Revenue

SP/bt
c: *file*

5365948130604

TENNESSEE DEPARTMENT OF REVENUE

NOTICE OF STATE TAX LIEN RELEASE

The Tennessee Department of Revenue filed for record in the DAVIDSON County, Tennessee Register's Office, a notice of lien which was duly recorded in Instrument Number 20090408-0032222.

The above-mentioned lien for taxes, penalty, and interest of the Tennessee Department of Revenue has now been **fully discharged.** Accordingly, the Department of Revenue releases the above lien against the taxpayer's property to the extent indicated and consents that the same be discharged of record. Any questions regarding this lien release should be directed to the State of Tennessee Tax Enforcement Division at (615) 741-7074.

FOR DEPARTMENT OF REVENUE USE ONLY

TAXPAYER:

DELORES TYGARD

D/B/A: DELORES TYGARD
2526 UNA ANTIOCH PIKE
ANTIOCH TN 37013-2908

ENTITY ID:

002 XXX-XX-9856/000

002 XXX-XX-9856

COUNTY: DAVIDSON

This instrument was prepared by the Tennessee Department of Revenue.

Witness my hand at Nashville, Tennessee, on June 4, 2013.

COMMISSIONER OF REVENUE

By: William E. Hooks

Delegate of Commissioner

For Register use only ....PRINT OR STAMP

BOOK NO **PAGE NO.** **DATE** **TIME**

REGISTER **BY:**_____

COPY

Original has been sent to be recorded

WILSON & ASSOCIATES, P.L.L.C.
Attorneys at Law – Arkansas and Tennessee
1521 Merrill Drive, Suite D-220
Little Rock AR 72211
501-219-9388; Fax: 501-219-9458
Internet: www.wilson-assoc.com

May 29, 2013

Ms. Becky Tellas
Tennessee Department of Revenue
P.O. Box 190665
Nashville, Tennessee 37219-0665

91 7108 2133 3939 7216 3365

2100

RE: Charles R. Tygard, Sr.
2526 Una Antioch Pike
Antioch, Tennessee 37013
W&A No. 1204-234633
FHA No. 483-4640021-951/255

Dear Ms. Tellas:

Pursuant to the above-referenced nonjudicial foreclosure proceeding, enclosed are copies of the following documents:

1. Notice of Trustee's Sale;
2. Tennessee State Tax Lien; and
3. First and last pages from the Deed of Trust pertinent to the subject property.

By virtue of this letter, I am giving notice as required of a possible state tax lien filed against the Defendant, Delores Tygard, said lien being more particularly described in the enclosed Notice of Trustee's Sale.

Thank you for your consideration and attention to this matter. Should you have any questions, please do not hesitate to contact us.

Sincerely,

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

CM/as
Enclosures
cc w/enc.:

CtoStateTaxDeptreLienTN-NJ_4_asims_130529_829

N0009801

7090231090402

TENNESSEE DEPARTMENT OF REVENUE

NOTICE OF STATE TAX LIEN

Pursuant to the provisions of T.C.A. 67-1-1401 et. seq. a lien exists in favor of the State of Tennessee. This lien exists on all property and all rights, title and interest in property acquired prior to or subsequent to the filing of this notice that belongs to the named taxpayer(s).

Notice is hereby given that there have been assessed taxes, penalty, and interest against the indicated taxpayer, which after demand for payment remain unpaid. The precise amount of the lien may be obtained from the State of Tennessee Tax Enforcement Division at (615) 741-7074.

FOR DEPARTMENT OF REVENUE USE ONLY

TAXPAYER:	ENTITY ID:
DELORES TYGARD	002 [redacted]-9856/000
D/B/A: CHRIS ASHLEY BOUTIQUE 2525 MURFREESBORO PIKE NASHVILLE TN 37217-3503	002 [redacted]-9856 COUNTY: DAVIDSON

This instrument was prepared by the Tennessee Department of Revenue.

Witness my hand, at Nashville, Tennessee, on April 3, 2009.

COMMISSIONER OF REVENUE

By: _____
Delegate of Commissioner

FOR REGISTER USE ONLY .... PRINT OR STAMP

BOOK NO	PAGE NO.	DATE	TIME

REGISTER BILL GARRETT, Davidson County
Trans: T20090423528 LIENSTL
Recvd: 04/08/09 14:14 1 pgs
Fees:12.00 Taxes:0.00
20090408-0032222

BY: _____

RV-N0009801

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 February 23, 2011, recorded June 1, 2011, as Instrument No. 20110601-0041777 in the Register's Office of Davidson County, Tennessee, executed by Charles R. Tygard, Sr. in favor of MetLife Home Loans, a Division of MetLife Bank, N.A. to secure the payment of a deed of trust note to MetLife Home Loans, a Division of MetLife 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 twelve (12) 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. §501, *et seq.* (the Servicemembers Civil Relief Act).

FURTHER AFFIANT SAYETH NOT.

DATED this 11 day of Oct., 2013.

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 11 day of Oct., 2017.

JORDIN CARTER NOTARY PUBLIC Comm. No. 12393912 My Comm. Exp. 05-06-2023 SALINE CO., ARKANSAS

Notary Public

My Commission Expires: 5-6-2023

FHA No. 483-4640021-951/255
DServiceMembersAffidavitTN_wfiser_131009_1412

Department of Defense Manpower Data Center

Results as of : Oct-11-2013 01:20:39

SCRA 3.0

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: TYGARD
First Name: CHARLES
Middle Name: R
Active Duty Status As Of: Oct-11-2013

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. HOWEVER, WITHOUT A SOCIAL SECURITY NUMBER, THE DEPARTMENT OF DEFENSE MANPOWER DATA CENTER CANNOT AUTHORITATIVELY ASSERT THAT THIS IS THE SAME INDIVIDUAL THAT YOUR QUERY REFERS TO. NAME AND DATE OF BIRTH ALONE DO NOT UNIQUELY IDENTIFY AN INDIVIDUAL.

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 February 23, 2011, and the Deed of Trust of even date securing the same, recorded June 1, 2011, as Instrument No: 20110601-0041777 in Office of the Register of Deeds for Davidson County, Tennessee, executed by Charles R. Tygard, Sr., conveying certain property therein described to Joseph B. Pitt Jr. as Trustee for MetLife Home Loans, a Division of MetLife Bank, N.A.; and the undersigned, Wilson & Associates, P.L.L.C., having been appointed Successor Trustee.

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable; and that an agent of Wilson & 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 **July 17, 2013** on or about **10:00 A.M., at the Bridgestone Arena, Nashville, Tennessee,** offer for sale certain property hereinafter described to the highest bidder **FOR CASH**, free from the statutory right of redemption, homestead, dower, and all other exemptions which are expressly waived in the Deed of Trust, said property being real estate situated in Davidson County, Tennessee, and being more particularly described as follows:

All that certain parcel of land situated in County of Davidson, State of Tennessee, being known and designated as follows: Land in the 2nd Civil District of Davidson County, Tennessee, described according to an unrecorded survey by L.C. Petty and shown as Tract Number III, as follows: Beginning at an iron pin in the Easterly margin of UNA-Antioch pike right of way, said point being the Northwest corner of the herein described property and the Southwest corner of the property conveyed to to the Trustees of Free Will Baptist Church by Deed of record in Book 4891, Page 503, Register's Office for said County; thence South 70 degrees 04 minutes East 630.00 feet to an iron pin; thence South 3 degrees 15 minutes West 154.2 feet to an iron pin; thence North 71 degrees 12 minutes West 670.9 feet to an iron pin in the Easterly margin of UNA-Antioch pike; thence North 23 degrees 15 minutes East 158.6 feet to the point of beginning, containing 3.00 acres, more or less.

ALSO KNOWN AS: 2526 Una Antioch Pike, Antioch, Tennessee 37013

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 a fixture filing; and to any matter that an accurate survey of the premises might disclose. In addition, the following parties may claim an interest in the above-referenced property: **Charles R. Tygard, Sr.; Secretary of Housing & Urban Development; Tennessee Department of Revenue; The Estate of Charles R. Tygard, Sr.; Delores Ann Tygard, as Executrix and Heir of The Estate of Charles R. Tygard, Sr.; Delores Ann Tygard, as Heir to The Estate of Charles R. Tygard, Sr.; Charles R. Tygard, Jr., as Heir to The Estate of Charles R. Tygard, Sr.; Walter Scott Tygard, as Heir to The Estate of Charles R. Tygard, Sr.; Estate of Charles R. Tygard, Sr.**

The sale held pursuant to this Notice may be rescinded at the Successor Trustee's option 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 for the sale set forth above. **WBA No. 1204-234633**

DATED May 21, 2013

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

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

May 31, June 7, 14, 2013 FI18896

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, Dixon, Wilson, Robertson, Rutherford, Sumner and Montgomery counties in Tennessee, states that the hereto attached publication appeared in the NASHVILLE LEDGER on the following dates:

May 31, 2013
June 7, 2013
June 14, 2013

THE WESTVIEW NEWSPAPER, LLC dba/ NASHVILLE LEDGER

By: _____

Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this **14th** day of **June 2013,** 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

True Copy Certification

I, Julie Dean, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Arkansas

County of Pulaski

Personally appeared before me, Lena M. Drennan, a notary public for this county and state, Julie Dean who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____

Notary' Seal (if on paper)

LENA M. DRENNAN
Notary Public-Arkansas
Saline County
My Commission Expires 08-17-2021
Commission # 12383853