RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Dorothy Eller Stuttler

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

Davidson County DEEDTRS
Recvd: 11/05/13 15:56 10 pgs
Fees:52.00 Taxes:0.00
20131105-0114896

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated September 27, 2004 and recorded October 5, 2004, as Instrument No. 20041006-0120366 in the Register's Office of Davidson County, Tennessee, Dorothy Eller Stuttler conveyed to American Title, as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for Mercantile Mortgage Company, 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, Ocwen Loan Servicing, LLC has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on August 16, 2013 as Instrument No. 20130816-0086546 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 Ocwen Loan Servicing, LLC 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 August 6, 2013 and was advertised a total of three times, prior to actual sale date; and announcing the scheduled sale date of August 28, 2013; and on said date the sale was announced to be postponed to September 27, 2013; and on said date the sale was announced to be postponed to October 25, 2013; and

WHEREAS, pursuant to said advertisement and notice, on October 25, 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 Ocwen Loan Servicing, LLC, at and for the sum of $46,137.89, that being the highest and best bid offered; and

WHEREAS, the said Ocwen Loan Servicing, LLC 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 Ocwen Loan Servicing, LLC 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:

Property is located at 8405 Riley Adcock Road, Joelton, Davidson County, Tennessee 37080
AND:

Being Lot No. 1 on the Plan of the Subdivision of the Stuttler Property of record in Book 6050, Page 293 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dorothy Eller Stuttler by Quitclaim deed recorded February 21, 1991 , at Book 8296, Page 71, Register's Office for Davidson County, Tennessee.

Commonly known as: 8405 Riley Adcock Road, Joelton, Tennessee 37080.

Tax Parcel No.: 004 00 113.00

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 30 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 30 day of Oct., 2013.

JORDIN CARTER Comm. No. 12389312 NOTARY PUBLIC My Comm. Exp. 05-06-2023 SALINE CO., ARKANSAS

_____
Notary Public

My Commission Expires: 5-6-2023

AFFIDAVIT FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $46,137.89, 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.

EXECUTED on this 30 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 30 day of Oct., 2013.

JORDIN CARTER Comm. No. 12389312 NOTARY PUBLIC My Comm. Exp. 05-06-2023 SALINE CO., ARKANSAS

_____
Notary Public

My Commission Expires: 5-6-2023

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 September 27, 2004, recorded October 5, 2004, as Instrument No. 20041006-0120366 in the Register's Office of Davidson County, Tennessee, executed by Dorothy Eller Stuttler in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Mercantile Mortgage Company, its successors and assigns to secure the payment of a deed of trust note to Mortgage Electronic Registration Systems, Inc., as nominee for Mercantile Mortgage Company, 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 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 30 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 30 day of Oct, 2017.

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

Notary Public

My Commission Expires: 5-6-2023

DServiceMembersAffidavitTN_lsmith_131025_1553

Department of Defense Manpower Data Center

Results as of : Oct-30-2013 01:22:21

SCRA 3.0

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: STUTTLER
First Name: DOROTHY
Middle Name: ELLER
Active Duty Status As Of: Oct-30-2013

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

0101673863

Affidavit of Publications

Newspaper: THE TENNESSEAN

State Of Tennessee

TEAR SHEET ATTACHED

Account Number: 523485
Advertiser: FORECLOSURE PLACEMENT SERVICES

RE: 902 237384 - Dorothy Eller Stuttler

I, Lola Bates Sales Assistant for the above mentioned newspaper, hereby certify that the attached advertisement appeared in said newspaper on the following dates:

8/6/2013 8/13/2013 8/20/2013

Lola Bates

Subscribed and sworn to me this 23 day of August, 2013

NOTARY PUBLIC

0108782
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 September 27, 2004, and the Deed of Trust of even date securing the same, recorded October 8, 2004, as Instrument No. 20041008-0123364 in Office of the Register of Deeds for Davidson County, Tennessee, executed by Dorothy Eller Stutler, conveying certain property therein described to American Title as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for Ameriamerit Mortgage Company, its successors and assigns; 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 August 22, 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:

property located at 6108 Alley Airport Road, Antioch, Davidson County, Tennessee 37080 A lot Being Lot No. 1 on the Plan of the Subdivision of the property of record in Book 6858, Page 284, in the Register's Office for Davidson County, Tennessee.

ALSO KNOWN AS 6108 Alley Airport Road, Antioch, Tennessee 37080

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 cre-

ated 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: Dorothy Eller Chatham, Chatham Call Inc.; Chatham Calling.

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. WSA No. 802.25186

DATED July 15, 2013

INSERTION DATES:
August 2, 2013
August 9, 2013
August 16, 2013

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

FOR SALE INFORMATION: VISIT WWW.MYTRUSTEE.COM and WWW.RZALLYTN.COM

True Copy Certification

I, Lacie Smith, 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, Kristi Smith, a notary public for this county and state, Lacie Smith 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: 3-1-15

Notary' Seal (if on paper)

Kristi L. Smith
County Of Pulaski
Notary Public - Arkansas
My Commission Exp. 03/11/2015