RECORDING LEGEND
PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
S. Brad Dozier

GRANTEE(s)
Eric Sox and George Brandt

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:T20140037445 DEEDTRS
Recvd: 05/29/14 11:16 10 pgs
Fees:53.00 Taxes:555.00
20140529-0046147

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated August 24, 2005 and recorded September 26, 2005, as Instrument No. 20050926-0115259 in the Register's Office of Davidson County, Tennessee, S. Brad Dozier conveyed to Chris Anderson, as Trustee for American Equity Mortgage, Inc., 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, HSBC Bank USA, National Association, as Trustee for ACE Securities Corp. Home Equity Loan Trust, Series 2006-NC1, Asset Backed Pass-Through Certificates has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on April 24, 2014 as Instrument No. 20140424-0034607 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 HSBC Bank USA, National Association, as Trustee for ACE Securities Corp. Home Equity Loan Trust, Series 2006-NC1, Asset Backed Pass-Through Certificates 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 March 14, 2014 and was advertised a total of three times, prior to actual sale date; and announcing the scheduled sale date of April 16, 2014; and on said date the sale was announced to be postponed to May 14, 2014; and

WHEREAS, pursuant to said advertisement and notice, on May 14, 2014 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 and George Brandt, at and for the sum of $150,000.00, 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 and George Brandt 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 and George Brandt, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot Number 424 on the Map of Crieve Hall Estates, Section Six, as of record in Plan Book 2331 Page 1, Register's Office of said County.

Said Lot Number 424 fronts 103 feet on the North side of Fieldcrest Drive and Extends back between lines 150 feet on the East line and 192.7 feet on the West line to a dead line in the rear, measuring 95.4 feet, thereon.

Being the same property conveyed to S. Brad Dozier by Warranty Deed recorded September 14, 2005, as Instrument No. 20050914-0110637, Register's Office for Davidson County, Tennessee.

Commonly known as: 328 Fieldcrest Drive, Nashville, Tennessee 37211.

Tax Parcel No.: 14608014900

The above-described property is conveyed subject to the rights of the United States of America to redeem the property as provided for in 26 U.S.C. §7425(d)(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 Eric Sox and George Brandt, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 22 day of May, 2014.

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 22nd day of May, 2014.

TERESA A. HAYES NOTARY PUBLIC COM. EXP. 2-21-2015 SALINE COUNTY, ARKANSAS

_____
Notary Public

My Commission Expires: 2-21-2015

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 $$150,000.00, 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 _____ day of _____, _____

_____
Eric Sox and George Brandt

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, _____, with who I am personally acquainted, and whom acknowledged that such person executed the within instrument for the purposes therein contained.

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

_____
Notary Public

My Commission Expires: _____

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Eric Sox and George Brandt
7051 Hwy 70 South-315
Nashville, TN 37221

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 150,000
_____, **Affiant**
Subscribed and sworn before me this the
29th **Day of** May, **20**14
_____, **Deputy Register**

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 August 24, 2005, recorded September 26, 2005, as Instrument No. 20050926-0115259 in the Register's Office of Davidson County, Tennessee, executed by S. Brad Dozier in favor of American Equity Mortgage, Inc. to secure the payment of a deed of trust note to American Equity Mortgage, Inc..

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, and therefore enforcement of the same is not subject to the provisions of the SCRA. See attached Department of Defense, DMDC status report.

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 22 day of May, 2014.

Wilson & Associates, PLLC

By: _____
Kristin A. Camp, Attorney
Wilson & Associates, PLLC
TN Bar #30689

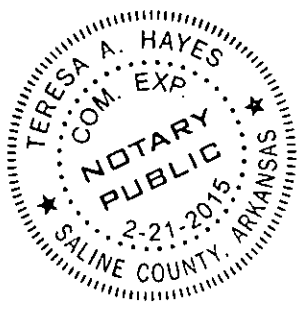
ACKNOWLEDGMENT

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 22nd day of May, 2014.



Notary Public

My Commission Expires: 2-21-2015

DServiceMembersAffidavitTN_lsmith_140514_1616

This Instrument Prepared by:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, AR 72211
(501) 219-9388

AFFIDAVIT OF COMPLIANCE
WITH 26 U.S.C. §7425 (b) & 26 U.S.C. §7425 (c)

COUNTY OF PULASKI
STATE OF ARKANSAS

This 22 day of May, 2014, personally appearing before the undersigned, Shellie Wallace, who states as follows:

That I am more than 18 years of age, suffer no legal disability

That default occurred on Deed of Trust dated August 24, 2005, executed by S. Brad Dozier, as mortgagor(s), in favor of Chris Anderson as Trustee for American Equity Mortgage, Inc., and recorded September 26, 2005, as Instrument No. 20050926-0115259 in the Register's Office of Davidson County, Tennessee, encumbering the below-described property:

> Land in Davidson County, Tennessee, being Lot Number 424 on the Map of Crieve Hall Estates, Section Six, as of record in Plan Book 2331 Page 1, Register's Office of said County.
>
> Said Lot Number 424 fronts 103 feet on the North side of Fieldcrest Drive and Extends back between lines 150 feet on the East line and 192.7 feet on the West line to a dead lin in the rear, measuring 95.4 feet, thereon.
>
> Being the same property conveyed to S. Brad Dozier by Warranty Deed recorded September 14, 2005, as Instrument No. 20050914-0110637, Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 328 Fieldcrest Drive, Nashville, Tennessee 37211 .

That a foreclosure sale of said property was scheduled for sale on May 14, 2014, at the Bridgestone Arena in Nashville, Tennessee.

That the Davidson County records indicated the following lien(s) in favor of the Internal Revenue Service, on the above referenced property, filed of record on January 24, 2008, as Instrument No. 20080124-0007338, in the real estate records of Davidson County, Tennessee.

That, pursuant to 26 U.S.C. §7425(b), notice of said sale, along with a copy of each lien in favor of the Internal Revenue Service, was provided to the Internal Revenue Service at least 25 days prior to the date of sale.

That, the notice letter to the Internal Revenue Service was mailed out via overnight mail on 07 day of March , 2014 and the tracking number for said notice letter is 91 7199 9991 7032 4835 9892 (See Attachment).

That the trustee has not received a response to the notice of sale; as such none can be attached to the trustee's deed.

WILSON AND ASSOCIATES, P.L.L.C.

By: _____
Kristin A. Camp
Successor-Trustee

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 22nd day of May, 2014.

Notary Public

My Commission Expires: 2-21-2015

Department of Defense Manpower Data Center

Results as of : May-22-2014 01:21:17 AM

SCRA 3.0

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: DOZIER
First Name: S
Middle Name: BRAD
Active Duty Status As Of: May-22-2014

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

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

March 7, 2014

INTERNAL REVENUE SERVICE
Attention: Wendy Smoot
801 Broadway, **MDP 53**
Nashville, Tennessee 37203

91 7199 9991 7032 4835 9892

RE: S. Brad Dozier
328 Fieldcrest Drive
Nashville, Tennessee 37211
Loan No. ********** / W&A No. 725-240450

Dear Ms. Smoot:

By this certified letter, notice is hereby given pursuant to 26 U.S.C. §7425(b) of a foreclosure of a deed of trust superior to a federal tax lien filed against the Defendant, Steven and Jennifer Dozier, said lien being more particularly described in the enclosed sale notice. In addition, the following information is provided in regard to the above-referenced non-judicial foreclosure sale:

1. Ocwen Loan Servicing, LLC
The Forum, Tower C, 10th Floor
1655 Palm Beach Lakes Blvd.
West Palm Beach, FL 33401

2. A copy of the federal tax lien(s);

3. A copy of the property description and title opinion;

4. Sale date and location: April 16, 2014 at 10:00 A.M. at the Bridgestone Arena in Nashville, Tennessee; and

5. The principal balance due is $95,738.25; and the approximate legal fees and costs are $2,500.00.

Thank you for your consideration and attention to this matter. Should you have any questions, please contact me at (501) 219-9388 (or facsimile at (501) 219-9458)).

Sincerely,

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

Maria Yoder

4604

Form 668 (Y)(c)
(Rev. February 2004)

Department of the Treasury - Internal Revenue Service

Notice of Federal Tax Lien

Area:
SMALL BUSINESS/SELF EMPLOYED AREA #5
Lien Unit Phone: (800) 913-6050

Serial Number
415669508

For Optional Use by Recording Office

As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Davidson County LIENFIL
Recvd: 01/24/08 08:50 1 pgs
Fees:12.00 Taxes:0.00
20080124-0007338

Name of Taxpayer STEVEN B & JENNIFER F DOZIER

Residence 722 FARRELL RD
NASHVILLE, TN 37220-1207

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2005	XXX-XX-9862	11/20/2006	12/20/2016	60048.35
1040	12/31/2006	XXX-XX-9862	08/27/2007	09/26/2017	47442.90

Place of Filing
Register of Deeds
Davidson County
Nashville, TN 37201

Total $ 107491.25

This notice was prepared and signed at DALLAS, TX, on this,

the 16th day of January, 2008.

Signature R. A. Mitchell
for LASONIA KIMES

Title
REVENUE OFFICER
(615) 250-5647

25-06-1731

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien
Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form 668(Y)(c) (Rev. 2-2004)
CAT. NO 60025X

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 August 24, 2005, and the Deed of Trust of even date securing the same, recorded September 26, 2005, as Instrument No. 20060926-0115259 in Office of the Register of Deeds for Davidson County, Tennessee, executed by S. Brad Dozier, conveying certain property therein described to Chris Anderson as Trustee for American Equity Mortgage, Inc.; 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 April 15, 2014 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 certified funds paid at the conclusion of the sale, or credit bid from a bank or other lending entity pre-approved by the successor trustee. The sale is free from all 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:

Land in Davidson County, Tennessee, being Lot Number 424 on the Map of Crieve Hall Estates, Section 6b, as of record in Plan Book 2351 Page 1, Register's Office of said County.

Said Lot Number 424 fronts 103 feet on the North side of Fieldcrest Drive and Extends back between lines 150 feet on the East line and 152.7 feet on the West line to a dead lie in the rear, measuring 98.4 feet, thereon.

ALSO KNOWN AS: 329 Fieldcrest Drive, Nashville, Tennessee 37211

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: S. Brad Dozier; Pinnacle National Bank; Internal Revenue Service; unknown Heirs of Roy and Irene Hodgkins; Pinnacle National Bank

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. W&A file No. 728-240450

DATED March 7, 2014

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

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

Mar. 14, 21, 28, 2014 #21992

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

March 14, 2014
March 21, 2014
March 28, 2014

THE WESTVIEW NEWSPAPER, LLC dba/ NASHVILLE LEDGER

By: _____
Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this **28th** day of **March 2014**, the individual above appeared before me, personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn did say that she is an authorized agent of the corporation (or association) of The Westview Newspaper, LLC, that the 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.

WITNESS my hand and Official Seal at office this **28th** day of **March 2014.**

_____
Notary Public

NOTARY PUBLIC F SHELBY APRIL CO, 2015

FPS