RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Brenda Brown

GRANTEE(s)
Federal Home Loan Mortgage Corporation

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: 06/10/14 16:06 14 pgs
Fees:72.00 Taxes:0.00
20140610-0050550

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated January 25, 2006 and recorded March 8, 2006, as Instrument No. 20060308-0026738 in the Register's Office of Davidson County, Tennessee, Brenda Brown conveyed to Peter C. Ensign, Attorney at Law, as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for American Mortgage Network, Inc., a Delaware Corporation, 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, Wells Fargo Bank, N.A. has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on April 10, 2014 as Instrument No. 20140410-0030238 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 Wells Fargo Bank, N.A. 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 April 11, 2014 and was advertised a total of three times, prior to actual sale date; 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 Wells Fargo Bank, N.A., at and for the sum of $34,297.00, that being the highest and best bid offered; and

WHEREAS, the said Wells Fargo Bank, N.A. has assigned its interest in said property to the Federal Home Loan Mortgage Corporation, 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 Wells Fargo Bank, N.A. 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 Home Loan Mortgage Corporation, 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 No. 355 on the Plan of Bordeaux Hills, Section Two, as of record in Book 3600, page 7, Register's Office for said County.

Said Lot No. 355 fronts 60 feet on the Southwesterly margin of Snell Boulevard and extends back 175.12 feet on the Northwesterly line and 184.54 feet on the Southwesterly line to a dead line in the rear measuring 60.7 feet thereon.

Being the same property conveyed to Brenda Brown by Warranty Deed recorded December 16, 2003 , as Instrument No. 20031216-0179445, Register's Office for Davidson County, Tennessee.

Commonly known as: 1478 Snell Boulevard, Nashville, Tennessee 37218.

Tax Parcel No.: 08012004400

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 the Federal Home Loan Mortgage Corporation, its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 05 day of June, 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 05 day of June, 2014.

BRITTANY SIMS
Comm. No. 12390928
NOTARY PUBLIC
My Comm. Exp. 10-12-2022
SALINE CO., ARKANSAS

_____
Notary Public

My Commission Expires: 10/12/22

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 $34,297.00, 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 05 day of June, 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 05 day of June, 2014.

BRITTANY SIMS NOTARY PUBLIC Comm. No. 12390928 Comm. Exp. 10-12-2022 SALINE CO., ARKANSAS

_____
Notary Public

My Commission Expires: 10/12/22

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Federal Home Loan Mortgage Corporation
5000 Plano Parkway
Carrolton, TX 75010

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 January 25, 2006, recorded March 8, 2006, as Instrument No. 20060308-0026738 in the Register's Office of Davidson County, Tennessee, executed by Brenda Brown in favor of Mortgage Electronic Registration Systems, Inc., as nominee for American Mortgage Network, Inc., a Delaware Corporation, its successors and assigns to secure the payment of a deed of trust note to Mortgage Electronic Registration Systems, Inc., as nominee for American Mortgage Network, Inc., a Delaware Corporation, 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, 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 05 day of June, 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 05 day of June, 2019.



Notary Public

My Commission Expires: 10/12/22

DServiceMembersAffidavitTN_wfiser_140514_1629

Department of Defense Manpower Data Center

Results as of : May-30-2014 01:20:38 AM

SCRA 3.0

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: BROWN
First Name: BRENDA
Middle Name:
Active Duty Status As Of: May-30-2014

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

COST OF PUBLICATION

First Insertion	**$210.00**
Second Insertion	**210.00**
Third Insertion	**210.00**
Total	**$630.00**

[illegible]

DATED April 1, 2014

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

FOR SALE INFORMATION, VISIT WWW.[illegible].COM and WWW.REALTYTRAC.COM

Apr. 11, 18, 25, 2014 FN22316

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:

April 11, 2014
April 18, 2014
April 25, 2014

THE WESTVIEW NEWSPAPER, LLC dba/ NASHVILLE LEDGER

By: ______________________

Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this 25th day of **April 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.

This legal notice was published online at www.nashvilleledger.com and www.publicnoticeads.com/tn for the duration of the run dates listed above. This publication fully complies with Tennessee Code Annotated – 1-3-120.

WITNESS my hand and Official Seal at office this **25th day of April 2014.**

____
Notary Public

MARSHA R. PAYNE — STATE OF TENNESSEE — NOTARY PUBLIC — COUNTY OF SHELBY — MY COMM. EXP. APRIL 08, 2015

FPS

9

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

April 1, 2014

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

91 7199 9991 7032 6681 0207

RE: Brenda Brown
1478 Snell Boulevard
Nashville, Tennessee 37218
Loan No. ********** / W&A No. 1286-152729

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, Brenda C. Brown, 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. Sandra Parker
Wells Fargo Home Mortgage
3476 Stateview Blvd
Fort Mill, SC 29715

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

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

4. Sale date and location: May 14, 2014 at 10:00 A.M. at the Bridgestone Arena in Nashville, Tennessee; and

5. The principal balance due is $46,780.00; 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.

Kate Lachowsky

KL/cs
Enclosures

cc w/enc:
Sandra Parker

CtoIRS_4_cscott_140401_725

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 05 day of June, 2014, personally appearing before the undersigned, Kristin A. Camp, 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 January 25, 2006, executed by Brenda Brown, as mortgagor(s), in favor of Peter C. Ensign, Attorney at Law as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for American Mortgage Network, Inc., a Delaware Corporation, its successors and assigns, and recorded March 8, 2006, as Instrument No. 20060308-0026738 in the Register's Office of Davidson County, Tennessee, encumbering the below-described property:

> Land in Davidson County, Tennessee, being Lot No. 355 on the Plan of Bordeaux Hills, Section Two, as of record in Book 3600, page 7, Register's Office for said County.
>
> Said Lot No. 355 fronts 60 feet on the Southwesterly margin of Snell Boulevard and extends back 175.12 feet on the Northwesterly line and 184.54 feet on the Southwesterly line to a dead line in the rear measuring 60.7 feet thereon.
>
> Being the same property conveyed to Brenda Brown by Warranty Deed recorded December 16, 2003, as Instrument No. 20031216-0179445, Register's Office for Davidson County, Tennessee.
>
> Commonly known as:1478 Snell Boulevard, Nashville, Tennessee 37218.

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 May 13, 2011, as Instrument No. 20110513-0036959, filed of record November 26, 2012 as Instrument No. 20121126-0107855 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 1st day of April , 2014 and the tracking number for said notice letter is 91 7199 9991 7032 6681 0207 (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, 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 Successor-Trustee for Wells Fargo Bank, N.A., whose name is subscribed to the foregoing instrument, and who acknowledges that the contents of said Affidavit were true and correct and that the Affidavit was executed for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

BRITTANY SIMS
Comm. No. 12390928
NOTARY PUBLIC
My Comm. Exp. 10-12-2022
SALINE CO., ARKANSAS

_____
Notary Public

My Commission Expires:
10/12/22

3758

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

Department of the Treasury - Internal Revenue Service

Notice of Federal Tax Lien

Area:
WAGE & INVESTMENT AREA #3
Lien Unit Phone: (800) 829-7650

Serial Number
783785111

For Optional Use by Recording Office

BILL GARRETT, Davidson County
Trans:T20110028777 LIENFTL
Recvd: 05/13/11 15:04 1 pgs
Fees:12.00 Taxes:0.00
20110513-0036959

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.

Name of Taxpayer BRENDA C BROWN

Residence 1478 SNELL BLVD
NASHVILLE, TN 37218-3125

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	12/31/2002	XXX-XX-6167	07/27/2009	08/26/2019	5702.75
1040	12/31/2003	XXX-XX-6167	07/27/2009	08/26/2019	23482.00
1040	12/31/2005	XXX-XX-6167	07/27/2009	08/26/2019	16021.31
				Total	$ 45206.06

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

This notice was prepared and signed at NASHVILLE, TN, on this,

the 06th day of May, 2011.

Signature for PAMELA J ROGERS

Title ACS W&I
(800) 829-7650

13-00-0001

(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

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

3595

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
906576712

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.

BILL GARRETT, Davidson County
Trans:T20120089479 LIENFTL
Recvd: 11/26/12 09:02 1 pgs
Fees:12.00 Taxes:0.00
20121126-0107855

Name of Taxpayer ALSHENDO BROWN & B CARTER BROWN

Residence 3764 MOSS ROSE DR
NASHVILLE, TN 37216

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	12/31/2009	XXX-XX-5226	03/26/2012	04/25/2022	4464.31
1040	12/31/2010	XXX-XX-5226	06/18/2012	07/18/2022	3602.10

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

Total $ 8066.41

This notice was prepared and signed at NASHVILLE, TN, on this,

the 15th day of November, 2012.

Signature
for P.A. BELTON

Title
ACS SBSE
(800) 829-3903

25-00-0008

(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

True Copy Certification

I, Bridgette Callahan, 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.

Bridgette Callahan

Bridgette Callahan

State of ARKANSAS

County of PULASKI

Personally appeared before me, Kristi Smith, a notary public for this county and state, **Bridgette Callahan** 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: 3-11-15
Notary' Seal (if on paper)

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