Davidson County DEEDTRS
Recvd: 07/08/14 12:13 6 pgs
Fees:33.00 Taxes:162.53
**20140708-0060008**

Prepared by and return to:
William Timothy Hill Attorney At Law
201 Fourth Avenue North, Suite 1800
Nashville, TN 37219

Address New Owner and Send Tax Bills To:

Partners for Payment Relief DE III, LLC
3748 West Chester Pike Suite 103
Newtown Square PA 19073

Tax Map-Parcel Numbers:

181-03-0A 157.00 CO

**SUBSTITUTE TRUSTEE'S DEED**

WHEREAS, Default having been made in the terms and conditions of payments, pursuant to a certain Deed of Trust executed by Kevin Lamont Franklin and Apphia K. Franklin, h/w, to Lighthouse Title, Trustee, dated the 13th day of October, 2005 and being of record in Inst. No. 20051026-0129154, Register's Office for Davidson County, Tennessee, referred to herein as the deed of trust, which conveyed certain real property, appurtenances, estate, title and interest therein in trust to secure the indebtedness described therein, which indebtedness is now due and unpaid and has been declared in default by the lawful owner thereof, Partners for Payment Relief DE III, LLC and

WHEREAS, Partners for Payment Relief DE III, LLC, the holder and owner of the debt secured by said Trust Deed, having for reasons satisfactory to itself, under the provision of said Trust Deed, by instrument recorded in the Register's Office in Instrument No.: 20140221-0015220, named and appointed the undersigned as Trustee in the place and stead of the said Lighthouse Title, trustee; and

WHEREAS, default was made in the payment of the debt and obligations secured by said Trust Deed and the undersigned as Substitute Trustee, was requested to advertise and sell the property conveyed by said Trust Deed in compliance with the provisions thereof; and

WHEREAS, the undersigned, as Substitute Trustee, did, in compliance with the provisions of said Trust Deed, advertise for sale the property conveyed by same, the advertisement of sale having been published in Nashville Ledger, a newspaper published in Davidson County, Tennessee in the issues of 3/7/14 – 3/14/14 – 3/21/14 of said newspaper, said sale having been advertise for March 28, 20014 and sale was postponed and conducted on June 18, 2014, commencing at 12:00 noon in the on the front door of the Davidson County Courthouse, Public Square, 2nd Ave North, Nashville, Tennessee, at which time and place the property was offered for sale and sold; and

WHEREAS, the highest and best bid for said property was then and there made by Partners for Payment Relief DE III, LLC a bid of Forty-three Thousand Nine Hundred Twenty-seven and 85/100 ($43,927.85), for said property, which bid was then and there accepted by the undersigned as Substitute Trustee.

NOW, THEREFORE, for the consideration named, and for and in consideration of the compliance with the terms of said bid, the undersigned, William Timothy Hill, as Substitute Trustee, has bargained and sold, and does by these presents bargain, sell and convey to the said Partners for Payment Relief DE III, LLC, the property advertised and sold as hereinabove recited, situated, lying and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 157 on the plan of Indian Creek Estates section 5 a planned unit development of record in Plat Book 20030424-0055115, Register's Office for Davidson County, Tennessee.
>
> BEING the same property conveyed to Kevin Lamont Franklin and wife, Apphia K. Franklin by deed dated 5/14/04 in Inst. No. 20040623-0074458, Register's Office for Davidson County, Tennessee.

This is improved property known as 7248 Santeelah Way, Antioch, TN 37013.

TO HAVE AND TO HOLD, unto the said Partners for Payment Relief DE III, LLC, its successors and assigns, in fee simple forever.

The undersigned Substitute Trustee believes the title hereby conveyed to be good, but warrants the same against the lawful claims of all persons claiming by, through, and under, a conveyance from the undersigned as Substitute Trustee, under the provisions of the above described Trust Deed, and not further or otherwise.

The Notice of the Right to Foreclose has been given in accordance with Tennessee Code Annotated §35-5-117(i). This sale is made subject to any and all outstanding unpaid real property taxes upon the property as of the date of the Substitute Trustee's sale described herein, and any and all other prior restrictions, encumbrances, or liens of any nature.

WITNESS, the signature of the undersigned, William Timothy Hill, Substitute Trustee, this 18th of June, 2014.

William Timothy Hill, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 18th day of June, 2014, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared William Timothy Hill, Substitute Trustee, to me known to be the person described and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and ear above written.

CHARLOTTE E. HERRING
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Charlotte E Herring
Notary Public

My Commission Expires: _____
My Commission Expires SEPT. 11, 2017

I, William Timothy Hill, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $43,927.85.

NOW, THEREFORE, for the consideration named, and for and in consideration of the compliance

Affiant

Subscribed and sworn to before me this 18th day of June, 2014.

Charlotte E Herring
Notary Public
My Commission Expires: _____

CHARLOTTE E. HERRING
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

Grantee:
Partners for Payment Relief DE III, LLC
3748 West Chester Pike Suite 103
Newtown Square PA 19073

**COST OF PUBLICATION**

| | |
|---|---|
| **First Insertion** | **$153.00** |
| **Second Insertion** | **153.00** |
| **Third Insertion** | **153.00** |
| **Total** | **$459.00** |

**NOTICE OF FORECLOSURE AND SUBSTITUTE TRUSTEE'S SALE**

Default having been made in the terms and conditions of payments, pursuant to a certain Deed of Trust executed by Kevin Lamont Franklin and Apphia K. Franklin, h/w, to Lighthouse Title, Trustee, dated the 13th day of October, 2005 and being of record in Inst. No. 20051026 0129154, Register's Office for Davidson County, Tennessee, referred to herein as the deed of trust, which conveyed certain real property, appurtenances, estate, title and interest therein in trust to secure the indebtedness described therein, which indebtedness is now due and unpaid and has been declared in default by the lawful owner thereof, Partners for Payment Relief DE II, LLC. Appointment of Substitute Trustee having been duly executed by the holder of the note and beneficiary of said Deed of Trust, and appointing William Timothy Hill as Substitute Trustee,

NOW, THEREFORE, I, William Timothy Hill, Trustee, pursuant to the said Deed of Trust, having been requested by the owner and holder of said indebtedness so to do, by virtue of the authority and power vested in me by said deed of trust and appointing of Substitute Trustee will on the 28th day of March, 2014, at 12:00 noon., on the front door of the Davidson County Courthouse, Public Square, 2nd Ave. North, Davidson County, Tennessee, sell at public outcry to the highest bidder for cash (or credit upon the indebtedness secured, if the holder is the successful purchaser) the following described property located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 157 on the plan of Indian Creek Estates section 5 a planned unit development of record in Plat Book 20030424-0055115, Register's Office for Davidson County, Tennessee. ID#181-03-0A 157.00 CO

BEING the same property conveyed to Kevin Lamont Franklin and wife, Apphia K. Franklin by deed dated 5/14/04 in Inst. No. 20040623 0074458, Register's Office for Davidson County, Tennessee.

This is improved property known as 7248 Samaelah Way, Antioch, TN 37013.

If there is any discrepancy with the street address, the legal description will control.

At the time of this publication, the § 35 § 117 notice of the right to foreclose was timely forwarded. The sale of the property described in said Deed of Trust shall be subject to any and all instrument of record, prior liens, encumbrances, deeds of trust, easements, restrictions, building lines, unpaid taxes, assessments, penalties and interest, if any. All right and equity of redemption, homestead, dower and all other exceptions are expressly waived in said Deed of Trust, and the title is believed to be good, but the Substitute Trustee will convey and sell only as Substitute Trustee. The right is reserved to adjourn the day of the sale to another day or time certain without further publication, upon announcement at the time for the above.

Other interested parties: US Bank, N.A.

This 28th day of February, 2014.

William Timothy Hill, Substitute Trustee

Mar. 7, 14, 21, 2014 fjl21975

**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 7, 2014**
**March 14, 2014**
**March 21, 2014**

**THE WESTVIEW NEWSPAPER, LLC dba/ NASHVILLE LEDGER**

By: _____
**Catron J. Kerr, Administrative Assistant**

STATE OF TENNESSEE

On this **21st** 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 **21st day of March 2014.**

_____
Notary Public

NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. APRIL 08, 2015

Department of Defense Manpower Data Center

Results as of : Jun-18-2014 10:12:21

SCRA 3.0

# Status Report
# Pursuant to Servicemembers Civil Relief Act

Last Name: FRANKLIN

First Name: APPHIA

Middle Name:

Active Duty Status As Of: Jun-18-2014

| 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. 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, Director
Department of Defense - Manpower Data Center
4800 Mark Center Drive, Suite 04E25
Arlington, VA 22350

Department of Defense Manpower Data Center

Results as of : Jun-18-2014 10:13:30

SCRA 3.0

# Status Report
# Pursuant to Servicemembers Civil Relief Act

Last Name: FRANKLIN

First Name: KEVIN

Middle Name:

Active Duty Status As Of: Jun-18-2014

| 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 |
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Mary M. Snavely-Dixon

Mary M. Snavely-Dixon, Director
Department of Defense - Manpower Data Center
4800 Mark Center Drive, Suite 04E25
Arlington, VA 22350

# AFFIDAVIT

I, William Timothy Hill, 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.

William Timothy Hill
PRICE, HILL & KOLARICH
201 4th Avenue North, Suite 1800
Nashville, TN 37219
(615) 256-1577

State of Tennessee )
)
County of Davidson )

Personally appeared before me, Phyllis Ashby, a notary public for this county and state, (William Timothy Hill) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

PHYLLIS ASHBY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: September 11, 2017