RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
David J. Sebring and Amber L. Sebring

GRANTEE(s)
Andy Regg

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:T20140050931 DEEDTRS
Recvd: 07/16/14 10:30 2 pgs
Fees:13.00 Taxes:178.94
20140716-0062773

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated October 31, 2011 and recorded November 16, 2011, as Instrument No. 20111116-0089508 in the Register's Office of Davidson County, Tennessee, David J. Sebring and Amber L. Sebring conveyed to I. Dyke Tatum, as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for American Equity Mortgage, Inc., 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 July 1, 2014 as Instrument No. 20140701-0057706 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 May 9, 2014 and was advertised a total of three times, prior to actual sale date; and

WHEREAS, pursuant to said advertisement and notice, on July 3, 2014 at the Schermerhorn Symphony Center, One Symphony Place, Nashville, TN 37201 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 Andy Regg, at and for the sum of $48,361.00, 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 Andy Regg 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 Andy Regg, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Being Lot Number 84, on the unrecorded Plan of Tracts 1 and 13, of the Anderson Estates, of record in Book 1130, Page 37, Register's Office for Davidson County, Tennessee, and said Lot of said unrecorded Plan being described according to a survey made by Anderson and Gee Surveyors, August 4, 1946, as follows: Beginning at a point on the Easterly side of McArthur Drive, said point being the common corner of Lots Number 83 and 84, and said point being located 207.33 feet South of a monument on the Southeast corner of Dupont Avenue and McArthur Drive; thence Easterly with the dividing line between Lot Numbers 17, 18, 83, and 84; thence Southerly with the dividing line between Lot Numbers 17 and 84, 50 feet to a point, said point being the common corner of 16, 17, 84 and 85; thence Westerly with the dividing line between Lots Number 84 and 85, 150 feet to a point on the McArthur Drive, 50 feet to the point of beginning.

Being the same property conveyed to David J. Sebring and Amber L. Sebring by Warranty Deed recorded December 9, 1999, as Instrument No. 199912090301666, Register's Office for Davidson County, Tennessee.

Commonly known as: 122 McArthur Drive, Madison, Tennessee 37115.

Tax Parcel No.: 043 11 125.00

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 Andy Regg, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 14 day of July, 2014.

Wilson & Associates, PLLC

By: _____
Kristin A. Camp
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 14 day of July, 2014.

BRITTANY SIMS NOTARY PUBLIC Comm. No. 12390928 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 $$48,361.00, 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 16th day of July, 2014

_____
Andy Regg

ACKNOWLEDGMENT

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Andy Regg, 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 Hendersonville, TN. this 16 day of July, 2014.

_____
Notary Public

My Commission Expires: Nov. 21, 2017

LISA MCCREARY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Andy Regg
1139 Kimbery Drive
Goodlettsville, TN 37072

FHA No. 4834766275703