PICK-UP

**RECORDING LEGEND**

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

**GRANTOR(s)**
**Velvet Ezell and Walter L. Ezell, Jr.**

**GRANTEE(s)**
**American Residential Leasing Company, LLC**

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:T20140052911 DEEDTRS
Recvd: 07/22/14 13:56 3 pgs
Fees:17.00 Taxes:0.00
20140722-0065069

# CORRECTED TRUSTEE'S DEED

**This Corrected Trustee's Deed is being filed to correct the spelling of the Grantee's name in the Trustee's Deed filed May 19, 2014, as Instrument No. 20140519-0042805 in the Register's Office of Davidson County, Tennessee.**

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated April 9, 2003 and recorded April 22, 2003, as Instrument No. 20030422-0053456 in the Register's Office of Davidson County, Tennessee, Walter L. Ezell, Jr. and Velvet Ezell conveyed to Jamie L. Taylor, as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for Franklin American 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, Wells Fargo Bank, NA has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on March 25, 2014 as Instrument No. 20140325-0024506 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, NA 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 February 28, 2014 and was advertised a total of three times, prior to actual sale date; and

WHEREAS, pursuant to said advertisement and notice, on May 1, 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 American Residential Leasing Company, LLC, at and for the sum of $96,000.00, 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 American Residential Leasing Company, 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 said American Residential Leasing Company, LLC, 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:

Land in Davidson County, Tennessee, being Lot Number 126 on the plan of Hickory Woods, Section C, (Page 1) of record in Plat Book 6900, Page 885, Register's Office to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Velvet Ezell and Walter L. Ezell, Jr. by Quitclaim deed recorded January 3, 2005 , as Instrument No. 20050103-0000484, Register's Office for Davidson County, Tennessee.

Commonly known as: 212 Wildgrove Court, Antioch, Tennessee 37013-5670.

Tax Parcel No.: 176050B03100

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 American Residential Leasing Company, LLC, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 08 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 08 day of July, 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 $96,000.00, 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 11th day of July, 2014

American Residential Leasing Company, LLC, LLC

ACKNOWLEDGMENT

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Steven Dixon, 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 Murfreesboro TN this 11th day of July, 2014.

Notary Public

My Commission Expires: 6-18-17

**PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:**
American Residential Leasing Company, LLC, LLC

FHA No. 483-324894-4

JESSICA S. MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY