RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Carolyn R. Phelps and James A. Poole

GRANTEE(s)
George Brandt and Eric Sox

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:T20140093012 DEEDTRS
Recvd: 12/12/14 09:34 7 pgs
Fees:38.00 Taxes:318.20
20141212-0113803

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated August 14, 2013 and recorded January 22, 2014, as Instrument No. 20140122-0005932 in the Register's Office of Davidson County, Tennessee, Carolyn R. Phelps and James A Poole conveyed to First American Title Insurance Company, as Trustee for JPMorgan Chase Bank, N.A., 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, JPMorgan Chase Bank, National Association has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on September 29, 2014 as Instrument No. 20140929-0089366 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 JPMorgan Chase Bank, National Association 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 October 24, 2014 and was advertised a total of three times, prior to actual sale date; and

WHEREAS, pursuant to said advertisement and notice, on November 20, 2014 at the The Historic Davidson County Courthouse, One Public Square, 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 George Brandt and Eric Sox, at and for the sum of $86,000.00, 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 George Brandt and Eric Sox 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 George Brandt and Eric Sox, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows:

All that parcel of land in City of Nashville, Davidson County, State of Tennessee, as described in Deed Doc Number 20060420-0045379, being known and designated as:

Land in Davidson County, Tennessee, being Lot Number 30 on the Plan of Shelby Heights, Section II, as of record in Book 2854, Page 5, and described according to a Surveyor's Correction Instrument of Record in Book 3132, Page 494, said Register's Office for Davidson County, Tennessee, as follows:

Beginning in the North margin of Davidson Street, at the corner of Lots 29 and 30; thence East with said Street, 47 feet to a monument; continuing East with said Street, 14.3 feet to another monument at the beginning of a curve; thence with said curve in a Northeasterly direction 37.55 feet to a monument in the West margin of South 12th Street; thence North said Street, 95.96 feet to a monument; thence around a curve in a Northwesterly direction, 32.71 feet to a monument in the South margin of Ozark Street; thence West with said Street, 53.22 feet to the corner of Lots 29 and 30; thence South along the line of these Lots, 143.5 feet to the beginning.

Being the same property conveyed to Carolyn R. Phelps and James A. Poole by Quitclaim deed recorded April 20, 2006 , as Instrument No. 20060420-0045379, Register's Office for Davidson County, Tennessee.

Commonly known as: 1123 Davidson Street, Nashville, Tennessee 37206.

Tax Parcel No.: 094-05-0-024-00

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 George Brandt and Eric Sox, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 5th day of Dec., 2014.

Wilson & Associates, PLLC

By: _____

Heather Martin-Herron
Wilson & Associates, PLLC
TN Bar #32248

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Heather Martin-Herron, 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 Dec., 2014.

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

_____
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 $$86,000.00, 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 _____, _____

_____
George Brandt and Eric Sox

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:
George Brandt and Eric Sox
FHA No.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 86,000.00
_____, **Affiant**
Subscribed and sworn before me this the
12 **Day of** Dec, **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 14, 2013, recorded January 22, 2014, as Instrument No. 20140122-0005932 in the Register's Office of Davidson County, Tennessee, executed by Carolyn R. Phelps and James A Poole in favor of JPMorgan Chase Bank, N.A. to secure the payment of a deed of trust note to JPMorgan Chase Bank, N.A..

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 5th day of Dec., 2014.

Wilson & Associates, PLLC

By: _____
Heather Martin-Herron, Attorney
Wilson & Associates, PLLC
TN Bar #32248

ACKNOWLEDGMENT

STATE OF Arkansas

COUNTY OF Pulaski

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Heather Martin-Herron, 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 Dec., 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

FHA No.
DServiceMembersAffidavitTN_nwest_141120_1457

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 14, 2013, and the Deed of Trust of even date securing the same, recorded January 22, 2014, as Instrument No. 20140122-0005932 in Office of the Register of Deeds for Davidson County, Tennessee, executed by Carolyn R. Phelps and James A Poole, conveying certain property therein described to First American Title Insurance Company as Trustee for JPMorgan Chase Bank, N.A.; 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 November 28, 2014 on or about 10:00 A.M., at the The Historic Davidson County Courthouse, One Public Square, Nashville, TN 37201, 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:

The land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows:

All that parcel of land in City of Nashville, Davidson County, State of Tennessee, as described in Deed Doc Number 20060420-0048879, ID Number 094-05-0-024.00, being known and designated as:

Land in Davidson County, Tennessee, being Lot Number 80 on the Plan of Shelby Heights, Section 8, as of record in Book 2564, Page 5, and described according to a Surveyor's Correction Instrument of Record in Book 5132, Page 494, said Register's Office for Davidson County, Tennessee, as follows:

Beginning in the North margin of Davidson Street, at the corner of Lots 79 and 80; thence East with said Street, 67 feet to a monument; continuing East with said Street, 14.3 feet to another monument at the beginning of a curved thence with said curve in a Northeasterly direction 27.85 feet to a monument in the West margin of South 12th Street; thence North said Street, 95.98 feet to a monument; thence around a curve in a Northwesterly direction, 32.71 feet to a monument in the South margin of Ozark Street; thence West with said Street, 83.22 feet to the corner of Lots 79 and 80; thence South along the line of those Lots, 149.5 feet to the beginning.

ALSO KNOWN AS: 2129 Davidson Street, Nashville, Tennessee 37208

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 future 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: Estate of James A. Poole; Carolyn R. Phelps; James A. Poole, Sole(s), if any, of James A. Poole

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. File No. 14-000492-02

DATED October 17, 2014

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

FOR SALE INFORMATION, VISIT WWW.AUCTION.COM

Oct. 24, 31, Nov. 7, 2014 fj24625

PROOF OF PUBLICATION

THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER, the Publisher of THE LEDGER, a weekly newspaper of general circulation printed in the State of Tennessee and distributed throughout Davidson, Williamson, Cheatham, Dickson, Wilson, Robertson, Rutherford, Sumner, Montgomery, Knox, Anderson, Blount and Sevier counties in Tennessee, states that the hereto attached publication appeared in THE LEDGER on the following dates:

October 24, 2014
October 31, 2014
November 7, 2014

THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER

By: _____

Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this 7th day of **November 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.tnledger.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 7th day of **November 2014.**

_____
Notary Public

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

FPS

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Department of Defense Manpower Data Center

Results as of : Dec-04-2014 01:17:25 AM

SCRA 3.0

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: POOLE
First Name: JAMES
Middle Name: A
Active Duty Status As Of: Dec-04-2014

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

Department of Defense Manpower Data Center

Results as of : Dec-04-2014 01:17:33 AM

SCRA 3.0

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: PHELPS
First Name: CAROLYN
Middle Name: R
Active Duty Status As Of: Dec-04-2014

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
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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