RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Kenneth Dale Neeley & Nellie Jo Neeley

GRANTEE(s)
GMAT Legal Title Trust 2014-1, U.S. Bank, National Association, as Legal Title Trustee

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: 12/26/14 09:38 8 pgs
Fees:43.00 Taxes:566.10
20141226-0117807

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated May 11, 2007 and recorded May 15, 2007, as Instrument No. 20070515-0058217 in the Register's Office of Davidson County, Tennessee, Kenneth Dale Neeley and Nellie Jo Neeley conveyed to Ronald M Harkavy, as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for Realty Mortgage Corporation, A Mississippi Corporation, its succesors 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, GMAT Legal Title Trust 2014-1, U.S. Bank, National Association, as Legal Title Trustee has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on November 14, 2014 as Instrument No. 20141114-0105077 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 GMAT Legal Title Trust 2014-1, U.S. Bank, National Association, as Legal Title Trustee 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 31, 2014 and was advertised a total of three times, prior to actual sale date; and

WHEREAS, pursuant to said advertisement and notice, on November 26, 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 GMAT Legal Title Trust 2014-1, U.S. Bank, National Association, as Legal Title Trustee, at and for the sum of $153,000.00, 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 GMAT Legal Title Trust 2014-1, U.S. Bank, National Association, as Legal Title Trustee 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 GMAT Legal Title Trust 2014-1, U.S. Bank, National Association, as Legal Title Trustee, 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. 218 on the Plan of Windsor Green, Phase II, Section 1, of record in Book 6250, Page 989, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more accurate and complete description of said lot.
>
> Being the same property conveyed to Kenneth Dale Neeley & Nellie Jo Neeley by Warranty Deed recorded May 15, 2007 as Instrument No. 20070515-0058216, Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 102 Dover Court, Goodlettsville, Tennessee 37072.
>
> Tax Parcel No.: 026-07-140.00

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 GMAT Legal Title Trust 2014-1, U.S. Bank, National Association, as Legal Title Trustee, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 18th 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 18 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

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 $153,000.00, 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 18th 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 18 day of Dec., 2014.

_____
Notary Public
My Commission Expires: 10/12/22

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
GMAT Legal Title Trust 2014-1, U.S. Bank, National Association, as Legal Title Trustee
15480 Laguna Canyon Road Suite 100
Irvine, CA 92618

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

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 May 11, 2007, recorded May 15, 2007, as Instrument No. 20070515-0058217 in the Register's Office of Davidson County, Tennessee, executed by Kenneth Dale Neeley and Nellie Jo Neeley in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Realty Mortgage Corporation, A Mississippi Corporation, its succesors and assigns to secure the payment of a deed of trust note to Mortgage Electronic Registration Systems, Inc., as nominee for Realty Mortgage Corporation, A Mississippi Corporation, its succesors 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 18th 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 18 day of Dec., 2019.



Notary Public

My Commission Expires: 10/12/22

DServiceMembersAffidavitTN_nwest_141126_1351

COST OF PUBLICATION

First Insertion	**$177.00**
Second Insertion	**177.00**
Third Insertion	**177.00**
Total	**$531.00**

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 November 10, 2006, and the Deed of Trust of even date securing the same, recorded January 2, 2007, at Book 1317, Page 831 in Office of the Register of Deeds for Tipton County, Tennessee, executed by Joyce Robinson, conveying certain property therein described to Nolen Shantel as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for Celtusa Investments, LLC, its successors and assigns, 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 25, 2014** on or about **10:00 A.M.**, at the **Tipton County Courthouse, Covington, 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 Tipton County, Tennessee, and being more particularly described as follows:

The following described real estate, situated and being in the County of Tipton, State of Tennessee: 3.35 acres on the West side of Marshall Road, Sixth Civil District, Tipton County Tennessee and being more particularly described as follows: Beginning at an point in the center line of Marshal Road, said point being the Northeast corner of T. Jones; thence North 71 degrees 32 minutes 10 seconds West along Jones North line a distance of 300.86 feet to the Northwest corner of Charles Walker; thence South 77 degrees 58 minutes 21 seconds West along walkers North line a distance of 202.97 feet to the Southwest corner of Holmes McQuiston; thence North 0 degrees 12 minutes 47 seconds West along McQuiston's East line a distance of 377.74 feet to an angle point; thence North 66 degrees 54 minutes 13 seconds East a distance of 250.86 feet to a corner of R. Griffin; thence South 18 degrees 58 minutes 43 seconds East along Griffin's South line a distance of 170.8 feet to an angle point; thence North 78 degrees 02 minutes 50 seconds East a distance of 61.03 feet to a corner of R. Thorpe; thence South 02 degrees 36 minutes 53 seconds East along Thorpes West line a distance of 96.24 feet to an angle point; thence North 81 degrees 19 minutes 24 seconds East a distance of 172.67 feet to a point in the center line of Marshall road; thence South 14 degrees, 24 minutes West along said center line a distance of 223.47 feet to the point of beginning.

ALSO KNOWN AS: 3137 Marshall Road, Munford, Tennessee 38058

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 fixture 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: **Joyce Robinson; Target National Bank; FIA Card Services, N.A.**

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. **W&A No. 780-248852**

DATED October 27, 2014

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

FOR SALE INFORMATION, VISIT WWW.MYFHR.COM and WWW.REALTYTRAC.COM

Oct. 31, Nov. 7, 14, 2014 Fjn12030

PROOF OF PUBLICATION

THE DAILY NEWS PUBLISHING COMPANY, the Publisher of THE DAILY NEWS, a daily newspaper of general circulation and the Publisher of THE MEMPHIS NEWS, a weekly newspaper of general circulation both printed in the City of Memphis, County of Shelby and State of Tennessee and distributed throughout Shelby, Fayette, Tipton and Madison counties in Tennessee, states that the hereto attached publication appeared in THE MEMPHIS NEWS on the following dates:

October 31, 2014
November 7, 2014
November 14, 2014

THE DAILY NEWS PUBLISHING COMPANY

By: _____

Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE
COUNTY OF SHELBY

On this **14th** 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 Daily News Publishing Company, that this instrument was signed and sealed on behalf of the corporation (or association), by authority of its Board of Directors and **Catron J. 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.memphisdailynews.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 **14th** day of **November 2014.**

_____

Notary Public

FPS

Department of Defense Manpower Data Center

Results as of : Dec-17-2014 02:47:37 PM

SCRA 3.0

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: NEELEY
First Name: NELLIE
Middle Name:
Active Duty Status As Of: Dec-17-2014

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-17-2014 02:47:28 PM

SCRA 3.0

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: NEELEY
First Name: KENNETH
Middle Name:
Active Duty Status As Of: Dec-17-2014

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			
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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

True Copy Certification

I, Millicent Garrett, 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.

Signature

State of ARKANSAS

County of PULASKI

Personally appeared before me, Matt Robins, a notary public for this county and state, Millicent Garrett 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: 4-25-2024

Notary' Seal (if on paper)

NOTARY PUBLIC ARKANSAS
MATT ROBINS
No. 12399751
PULASKI COUNTY
Commission Expires 4-25-2024

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