RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Christine H. Hicks

GRANTEE(s)
Mike Maitland

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: 03/17/15 14:25 8 pgs
Fees:43.00 Taxes:79.92
20150317-0022990

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated February 19, 2008 and recorded February 25, 2008, Document No. 20080225-0017877 in the Register's Office of Davidson County, Tennessee, Christine H. Hicks conveyed to Arnold M. Weiss Attorney, as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Bank, FSB, 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, PennyMac Loan Services, LLC has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on November 13, 2014, Document No. 20141113-0104746, 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 PennyMac Loan Services, 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 was advertised a total of three times, prior to actual sale date; and announcing the scheduled sale date of January 21, 2015; and on said date the sale was announced to be postponed to February 18, 2015; and

WHEREAS, pursuant to said advertisement and notice, on February 18, 2015 at the Davidson County Courthouse, Nashville 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 Mike Maitland, at and for the sum of $21,601.00, 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 Mike Maitland 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 Mike Maitland, 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 Unit Number I-41, on the Plan of Quail Creek, according to the Master Deed and By-Laws of record in Book 6328, Page 44, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common Areas/Elements appurtenant to said Unit as set forth in said Master Deed, and more particularly described in Plat Book 6328, Page 89-93, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> Being the same property conveyed to Christine H. Hicks by Warranty Deed recorded February 25, 2008, as Document No. 20080225-0017876, in the Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 420 Walton Lane No. 41, Madison, TN 37115.
>
> Tax Parcel No.: 051 150A 041.00

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 Mike Maitland, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 10 day of March, 2015

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 10 day of March, 2015.

NOTARY PUBLIC ARKANSAS
COREY D. GREEN
No. 12402356
PULASKI COUNTY
Commission Expires 12-18-2024

_____
Notary Public

My Commission Expires: 12-18-2024

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 $21,601.00, 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 17 day of March, 2015

_____
Mike Maitland

ACKNOWLEDGMENT

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Mike Maitland, with who I am personally acquainted, and whom acknowledged that such person executed the within instrument for the purposes therein contained.

Mike Maitland

Witness my hand and seal at office in Nashville TN this 17 day of March, 2015.

_____
Notary Public

My Commission Expires: 2/25/19

JAMES C. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Mike Maitland
1943 Kimbark Drive
Nashville, TN 37215

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 February 19, 2008, recorded February 25, 2008, Document No. 20080225-0017877 in the Register's Office of Davidson County, Tennessee, executed by Christine H. Hicks in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Bank, FSB, its successors and assigns to secure the payment of a Deed of Trust to Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Bank, FSB, its successors 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 10 day of March, 2015.

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 10 day of March, 2024.

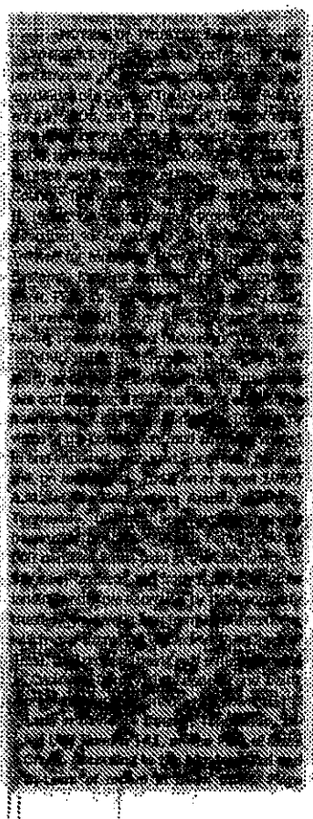
Corey D. Green
Notary Public

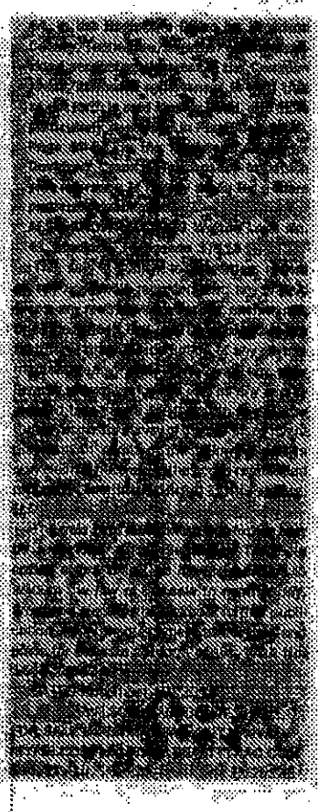
My Commission Expires: 12-18-2024

NOTARY PUBLIC ARKANSAS
COREY D. GREEN
No. 12402356
PULASKI COUNTY
Commission Expires 12-18-2024

COST OF PUBLICATION

First Insertion	**$210.00**
Second Insertion	**210.00**
Third Insertion	**210.00**
Total	**$630.00**





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:

December 12, 2014
December 19, 2014
December 26, 2014

THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER

By: _____
Catroe J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this **26th** day of **December 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 **Catroe 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.inledger.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 **26th** day of **December 2014**.

_____
Notary Public

FPS

Department of Defense Manpower Data Center

Results as of : Mar-09-2015 10:37:00 AM

SCRA 3.0

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: HICKS
First Name: CHRISTINE
Middle Name:
Active Duty Status As Of: Mar-09-2015

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

Shipment Receipt

Transaction Date: 20 Feb 2015 **Tracking Number:** 1ZF3251R1392373177

1 Address Information

Ship To:	Ship From:	Return Address:
MIKE MAITLAND	WILSON & ASSOCIATES PLLC	WILSON & ASSOCIATES PLLC
1943 KIMBARK DRIVE	BILLING	BILLING
NASHVILLE TN 372153418	1521 MERRILL DRIVE	1521 MERRILL DRIVE
Telephone:6152026900 Residential	SUITE D-220	SUITE D-220
	LITTLE ROCK AR 72211	LITTLE ROCK AR 72211
	Telephone:5017342372	Telephone:5017342372

2 Package Information

	Weight	Dimensions / Packaging	Declared Value	Reference Numbers
1.	Letter (Letter billable)	UPS Letter		

3 UPS Shipping Service and Shipping Options

Service:	UPS Next Day Air Saver
Guaranteed By:	End of Day Monday, Feb 23, 2015
Shipping Fees Subtotal:	**34.44 USD**
Transportation	29.30 USD
Fuel Surcharge	1.64 USD
Residential Surcharge	3.50 USD

4 Payment Information

Bill Shipping Charges to: Shipper's Account F3251R

Charges:	**34.44 USD**
Daily rates were applied to this shipment	
Total Charged:	**34.44 USD**

Note: Your invoice may vary from the displayed reference rates.

* For delivery and guarantee information, see the UPS Service Guide. To speak to a customer service representative, call 1-800-PICK-UPS for domestic services and 1-800-782-7892 for international services.

250634

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, 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.

Michael J. Mills, attorney at law

State of Tennessee:
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Notary Public James C. Smith
My Commission Expires: February 25, 2019

