RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Delores Yvonne Whitson

GRANTEE(s)
Yutien Terry Wang

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:T20150026702 DEEDTRS
Recvd: 04/09/15 15:22 6 pgs
Fees:33.00 Taxes:166.50
20150409-0031452

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated January 30, 2009 and recorded February 10, 2009, Document No. 20090210-0011676 in the Register's Office of Davidson County, Tennessee, Delores Yvonne Whitson conveyed to Watauga Title Co., as Trustee for Peoples Home Equity, A Tennessee Corporation, 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, Lakeview Loan Servicing, LLC has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on January 14, 2015, Document No. 20150114-0003920 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 Lakeview 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 was advertised a total of three times, prior to actual sale date; and

WHEREAS, pursuant to said advertisement and notice, on March 5, 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 Yutien Terry Wang, at and for the sum of $45,000.00, 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 Yutien Terry Wang 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 Yutien Terry Wang, 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. 49 on the Plan of Overlook Estates, Block "A", of record in Plat Book 843, page 105, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Delores Yvonne Whitson by Warranty Deed recorded January 9, 1992, Book 8525, Page 212, in the Register's Office for Davidson County, Tennessee.

Commonly known as: 208 Wiley Street, Madison, TN 37115.

Tax Parcel No.: 043-09-040.00

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 Yutien Terry Wang, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 18 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 18 day of March, 2015.

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

Corey D. Green
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 $$45,000.00, 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 26 day of March, 2015

Yutien Terry Wang

ACKNOWLEDGMENT

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Yutien Terry Wang, 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 Franklin this 26 day of March, 2015.

ELLA G. SMITH
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

Notary Public

My Commission Expires: Aug 23rd 2016

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Yutien Terry Wang
311 Grant Park Drive
Franklin, TN 37067

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 January 30, 2009, recorded February 10, 2009, Document No. 20090210-0011676 in the Register's Office of Davidson County, Tennessee, executed by Delores Yvonne Whitson in favor of Peoples Home Equity, A Tennessee Corporation to secure the payment of a Deed of Trust to Peoples Home Equity, A Tennessee Corporation.

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 18 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 18 day of March, 2019.

Corey D. Green
Notary Public

My Commission Expires: 12-18-2024

0201697156

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

Department of Defense Manpower Data Center

Results as of : Mar-17-2015 04:29:38 PM

SCRA 3.0

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: WHITSON

First Name: DELORES

Middle Name:

Active Duty Status As Of: Mar-17-2015

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			

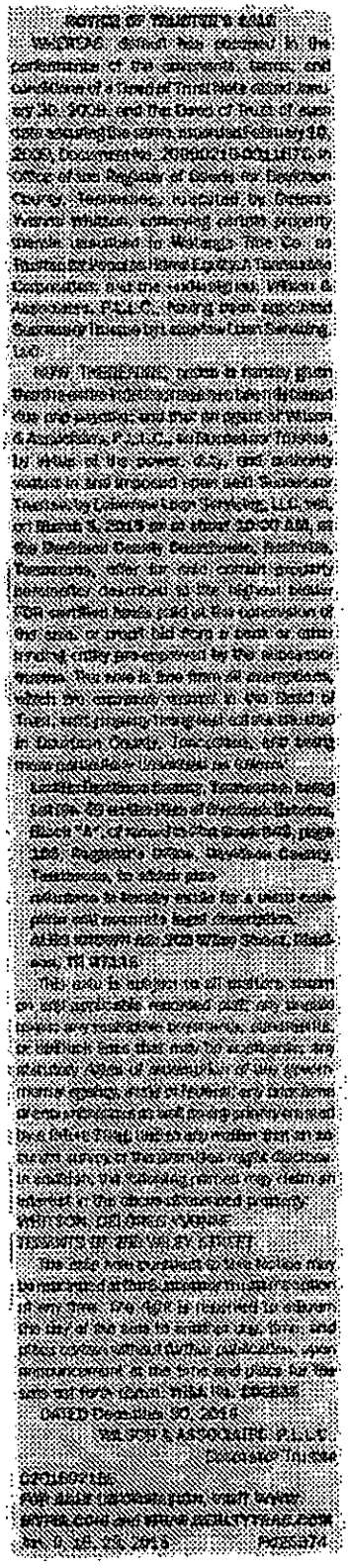
Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, 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

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 dated January 30, 2007, and the Deed of Trust of even date securing the same recorded February 16, 2007, Document No. 20070216-0021170, in the office of the Register of Deeds for Davidson County, Tennessee, executed by Dennis Wayne Watson, conveying certain property therein described to Mortgage Title Co. as Trustee for Private Bond Equity Investment Corporation, and the undersigned, Wilson & Associates, P.L.L.C., having been appointed Successor Trustee by instrument of record in said Deed of Trust; and

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable, and that the undersigned, Wilson & Associates, P.L.L.C., as Substitute Trustee, by virtue of the power, duty, and authority vested in and imposed upon said Substitute Trustee by Lienview Loan Servicing, LLC, will, on March 5, 2015 at or about 10:00 A.M., at the Davidson County Courthouse, Nashville, Tennessee, offer for sale certain property hereinafter described to the highest bidder for certified funds paid at the conclusion of the sale, or shortly but from a bank or other lending entity approved by the successor trustee. The sale is the form of foreclosure, which the aforesaid Deed of Trust and property may be sold in Davidson County, Tennessee, and being more particularly described as follows:

Located in Davidson County, Tennessee, being Lot No. 69 on the Plan of Brookside Gardens, Block "A" of record in Book 3400, page 189, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Also known as: 208 Wren Drive, Madison, TN 37115.

This sale is subject to all matters shown on any applicable recorded plat; any legal highway or roadway rights; any restrictions, covenants, or other title matters that may be ascertained by an inspection of the property; any statutory rights of redemption of any governmental agency, state of federal; any tax liens or environmental liens; and any matters which a title search would reveal.

THERE IS NO WARRANTY OF TITLE.

The sale may be postponed or the notice may be withdrawn at the sole discretion of the undersigned at any time. The sale is required to be held on the day of the sale to announce date, time, and place certain without further publication, upon announcement at the time and place for the sale set forth herein. Pursuant to TCA 35-5-101.

DATED December 30, 2014.

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

LIENVIEW.NC

For more information, visit www.wilsonassociates.com and refer to FORECLOSURE.COM No. 0, 20, 28, 2015 P0025374

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:

January 9, 2015
January 16, 2015
January 23, 2015

THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER

By: _____
Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this 23rd day of **January 2015**, 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.mledger.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 **23rd** day of **January 2015**.

_____
Notary Public

NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXP. APRIL 09, 2016

FPS