RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Brandi Kirby, Brandon Kirby and Veeta Brown-Towles

GRANTEE(s)
Shelby Holdings, 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:T20150028555 DEEDTRS
Recvd: 04/16/15 10:44 10 pgs
Fees:53.00 Taxes:240.50
20150416-0033633

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated June 23, 2008 and recorded July 2, 2008, Document No. 20080702-0068180 in the Register's Office of Davidson County, Tennessee, Brandi Kirby, Brandon Kirby and Veeta Brown-Towels conveyed to Robert J. Ames, 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, JPMorgan Chase Bank, N.A. has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on February 2, 2015, Document No. 20150202-0009756 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, N.A. 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 19, 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 Shelby Holdings, LLC, at and for the sum of $65,000.00, 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 Shelby Holdings, 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 Shelby Holdings, LLC, 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 Number 31 on the Plan of Section Four, Phase Two, Forest View Park, of record in Book 5200, Page 674, amended in Book 6220, Page 648, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Brandon Kirby and Veeta Brown-Towels by Warranty Deed recorded April 24, 2006, as Instrument No. 20060424-0046322, Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 3005 Kinwood Drive, Antioch, TN 37013.
>
> Tax Parcel No.: 150 09 119 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 Shelby Holdings, LLC, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 24 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 24 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 $65,000.00, 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 14th day of April 2014

_____
~~Shelby Holdings, LLC~~

ACKNOWLEDGMENT

STATE OF TN

COUNTY OF Shelby

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 Memphis, TN this 14th day of April, 2014.

_____
~~Notary Public~~

My Commission Expires: 04-27-15

JEAN C. BAKER
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY CO. TN

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Shelby Holdings, LLC
6800 Popler Suite 130
Memphis, TN 38138

483-3904332-703

Return to:
CloseTrak, LLC
5860 Ridgeway Center Pkwy, Ste 101
Memphis, TN 38120

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 June 23, 2008, recorded July 2, 2008, Document No. 20080702-0068180 in the Register's Office of Davidson County, Tennessee, executed by Brandi Kirby, Brandon Kirby and Veeta Brown-Towles in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Franklin American Mortgage Company, its successors and assigns to secure the payment of a Deed of Trust to Mortgage Electronic Registration Systems, Inc., as nominee for Franklin American Mortgage Company, 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 24 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 24 day of March, 2015.

Corey D. Green
Notary Public

My Commission Expires: 12-18-2024

483-3904332-703

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

Department of Defense Manpower Data Center

Results as of : Mar-24-2015 02:05:42 AM

SCRA 3.0

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: KIRBY

First Name: BRANDON

Middle Name:

Active Duty Status As Of: Mar-24-2015

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

Department of Defense Manpower Data Center

Results as of : Mar-24-2015 02:05:47 AM

SCRA 3.0

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: KIRBY
First Name: BRANDI
Middle Name:
Active Duty Status As Of: Mar-24-2015

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

Department of Defense Manpower Data Center

Results as of : Mar-24-2015 02:05:49 AM

SCRA 3.0

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: BROWN-TOWLES

First Name: VEETA

Middle Name:

Active Duty Status As Of: Mar-24-2015

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

Department of Defense Manpower Data Center

Results as of : Mar-24-2015 02:05:48 AM

SCRA 3.0

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: TOWLES
First Name: VEETA
Middle Name:
Active Duty Status As Of: Mar-24-2015

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.

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Arlington, VA 22350

Department of Defense Manpower Data Center

Results as of : Mar-24-2015 02:05:48 AM

SCRA 3.0

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: BROWN
First Name: VEETA
Middle Name:
Active Duty Status As Of: Mar-24-2015

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			

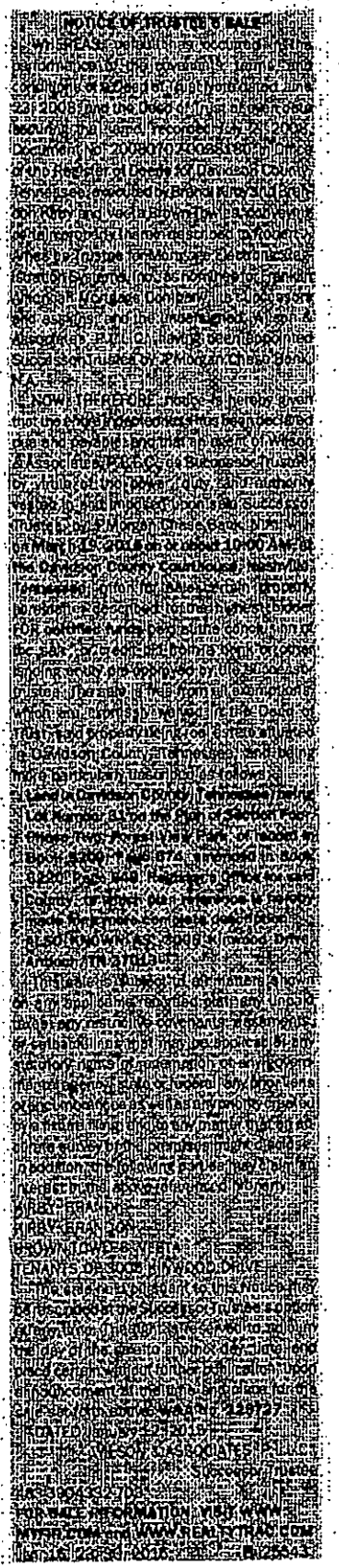
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Arlington, VA 22350

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 and conditions contained in a Deed of Trust executed by [illegible] on 23, 2006 and the Deed of Trust is recorded in Book [illegible] securing the payment of one promissory note therein described and payable to the order of Mortgage Electronic Registration Systems, Inc., as nominee for Lender and Lender's successors and assigns, in the original principal amount of $[illegible] and

WHEREAS, the undersigned, by virtue of the Deed of Trust and the authority vested in the undersigned by the Deed of Trust, has been appointed Substitute Trustee by an instrument executed by [illegible] Bank, N.A., successor by merger to [illegible] Bank, N.A., the owner and holder of the indebtedness secured by the Deed of Trust, which instrument is recorded in the Register's Office of Davidson County, Tennessee; and

WHEREAS, the undersigned has been requested to foreclose the Deed of Trust by reason of the default in the payment of the indebtedness secured thereby and the failure to cure the default after demand for payment and notice of foreclosure; and

WHEREAS, the undersigned has been requested to foreclose the Deed of Trust by reason of the default in the payment of the indebtedness secured thereby and the failure to cure the default after demand for payment and notice of foreclosure; and

NOW, THEREFORE, notice is hereby given that the Deed of Trust has been declared due and payable and that pursuant to the terms of Wilson & Associates, PLLC, Successor Trustee or [illegible] duly and authorized agent will on the [illegible] day of May, 2015 at or about 10:00 AM at the Davidson County Courthouse, Nashville, Tennessee, offer for sale and sell the property described in the Deed of Trust at public auction to the highest bidder for cash, free from the equity of redemption, homestead, dower, curtesy, statutory right of redemption, possession, and all other exemptions of every kind, all of which are expressly waived in the Deed of Trust, and subject to all matters of record senior to the Deed of Trust, and to any matters which would be disclosed by an accurate survey and inspection of the property, and to the following described property located in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee being Lot Number 81 on the Plan of Belmont Park Phase Four, Section Two, of record in Book [illegible], Page 872, as amended in Book [illegible], Page [illegible], Register's Office for Davidson County, to which reference is hereby made for a more complete description.

Also known as: [illegible] Wood Drive, Antioch, TN 37013

Tax Map, Parcel or Key No. [illegible]

Subject to any and all matters of record, any unpaid taxes, any restrictions, easements, and any unpaid homeowners association dues, fees or assessments.

The sale will be held subject to all matters shown on any applicable recorded plat; any unpaid taxes; any restrictions, easements, setback lines or building restrictions which may be applicable to the property; any prior liens or encumbrances or claims thereof not cut off by the statutory notice of sale; any rights of tenants or persons in possession; and any matters which would be disclosed by an accurate survey and inspection of the property.

The property will be sold "AS IS, WHERE IS" and "WITH ALL FAULTS" and without any representation or warranty, express or implied, concerning the property, including but not limited to any warranty as to habitability, merchantability or fitness for a particular purpose. The property is being sold subject to any tenancy or boarder rights.

The property is commonly known as [illegible] Wood Drive, Antioch, TN 37013.

The sale will be held subject to all matters shown on any applicable recorded plat; any unpaid taxes; any restrictions, easements, setback lines or building restrictions which may be applicable to the property; any prior liens or encumbrances or claims thereof not cut off by the statutory notice of sale; any rights of tenants or persons in possession; and any matters which would be disclosed by an accurate survey and inspection of the property.

The property will be sold "AS IS, WHERE IS" and "WITH ALL FAULTS" and without any representation or warranty, express or implied, concerning the property, including but not limited to any warranty as to habitability, merchantability or fitness for a particular purpose. The property is being sold subject to any tenancy or boarder rights.

The property is commonly known as [illegible] Wood Drive, Antioch, TN 37013.

TENANTS OR OCCUPANTS OF [illegible] WOOD DRIVE

[illegible] 229727

DATED: [illegible] 2015

WILSON & ASSOCIATES, PLLC

[illegible]

[illegible]

FOR SALE INFORMATION VISIT WWW.[illegible].COM OR WWW.REALTYTRAC.COM

Jan 16, 23, 30, 2015 [illegible]

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 16, 2015
January 23, 2015
January 30, 2015

THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER

By: _____
Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this 30th 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.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 30th day of **January 2015.**

_____
Notary Public

NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. APRIL 08, 2016

FPS