RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Jennifer M. Byrd

GRANTEE(s)
Maria Dongas

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:T20150053945 DEEDTRS
Recvd: 07/06/15 10:07 6 pgs
Fees:33.00 Taxes:471.75
20150706-0064743

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated April 20, 2007 and recorded April 26, 2007, Document No. 20070426-0050070 in the Register's Office of Davidson County, Tennessee, Jennifer M. Byrd conveyed to CHARLES PATRICK FLYNN, as Trustee for Mortgage Electronic Registration System, Inc. as nominee for Franklin American Mortgage Company, it's 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, Wells Fargo Bank, N.A. has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on April 29, 2015, at Instrument No.20150429-0038351 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 Wells Fargo 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 May 14, 2015, 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 Maria Dongas, at and for the sum of $127,500.00, 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 Maria Dongas 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 Maria Dongas, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

A certain tract or parcel of located in County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Abbington Park, Phase One-Section One, of record in Instrument # 20030328-0041019, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property.

Being the same property conveyed to Jennifer M. Byrd by Warranty Deed recorded April 26, 2007, at Instrument No. 20070426-0050069 Register's Office for Davidson County, Tennessee.

Commonly known as: 4425 Frost Street, Nashville, TN 37214-1181.

Tax Parcel No.: 062020B01200CO

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 Maria Dongas, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 1 day of June, 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 1 day of June, 2015.

_____
Notary Public

TANISHA DAVIS
JEFFERSON COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires July 12, 2024
Commission # 12399735

My Commission Expires: 7/12/2024

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 $127,500.00, 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 6th day of July, 2015

_____
Maria Dongas

ACKNOWLEDGMENT

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Maria Dongas, 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 Nashville Tn this 6th day of July, 2015.

_____
Notary Public

DEBORAH L. CLINARD
STATE OF TENNESSEE
NOTARY PUBLIC

My Commission Expires: My Commission Expires January 9, 2018

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Maria Dongas
604 Water Way Ct
Nashville, TN 37221

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 Mortgage, dated April 20, 2007, recorded April 26, 2007, Document No. 20070426-0050070 in the Register's Office of Davidson County, Tennessee, executed by Jennifer M. Byrd in favor of Mortgage Electronic Registration System, Inc. as nominee for Franklin American Mortgage Company, it's successors and assigns to secure the payment of a Mortgage to Mortgage Electronic Registration System, Inc. as nominee for Franklin American Mortgage Company, it's 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 1 day of June, 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 1 day of June, 2015.

Notary Public

My Commission Expires: 7/12/2024

450471691

TANISHA DAVIS
JEFFERSON COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires July 12, 2024
Commission # 12399735

Department of Defense Manpower Data Center

Results as of : May-29-2015 09:25:20 AM

SCRA 3.0

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: BYRD

First Name: JENNIFER

Middle Name:

Active Duty Status As Of: May-29-2015

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 now dated April 26, 2007, and the Deed of Trust of even date securing the same, executed April 26, 2007, Document No. 2007[illegible]0, in Office of the Register of Deeds for Davidson County, Tennessee, executed by Jennifer N. Byrd, conveying certain property therein described to CHARLES PATRICK FLYNN, as Trustee for Mortgage Electronic Registration System, Inc., as nominee for Franklin American Mortgage Company, it's successors and assigns; and the undersigned, Pinnacle Associates, P.L.L.C., having been appointed Successor Trustee by Wells Fargo Bank, N.A.

NOW, THEREFORE, notice is hereby given that Pinnacle Associates has been authorized and empowered to 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, by Wells Fargo Bank, N.A., will, on **May 26, 2015 as of about 10:00 AM**, at the **The Historic Davidson County Courthouse - Front Entrance, Nashville, Tennessee**, offer for sale at public outcry to the highest bidder for cash, paid at the conclusion of the sale, or credit bid from a bank or other lending entity pre-approved by the undersigned, the following described real estate, to-wit (the property being commonly known as [illegible]), and being more particularly described as follows:

Situated in Davidson County, Tennessee, and being known and designated as follows:

Lot No. [illegible] as shown on Plat of Section [illegible], Resubdivision, of record in Book [illegible], Page [illegible], Register's Office for Davidson County, Tennessee, being the same property conveyed to Jennifer N. Byrd by deed of record in Book [illegible], Page [illegible], Register's Office for Davidson County, Tennessee.

Property is believed to be improved with a single family residence commonly known as [illegible], Nashville, TN 37211.

Being the same property conveyed to Jennifer N. Byrd by deed of record in Book [illegible], Page [illegible], Register's Office for Davidson County, Tennessee.

Map # [illegible], Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

This conveyance is made subject to any and all zoning regulations, building restrictions, set back lines, if any, easements and rights of public utilities applicable to said property.

3180 KNOWN AS: 4425 Trousdale Drive, Nashville, TN 37211-3122

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 matter that an accurate survey of the premises might disclose. In addition, the following parties may claim an interest in the above-referenced property:

SYED JESNIER M.

FRANKLIN AMERICAN MORTGAGE COMPANY

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FRANKLIN AMERICAN MORTGAGE COMPANY

The sale held pursuant to this Notice may be rescheduled 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. **WBA No. 2015522**

DATED March 9th, 2015

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

Successor Trustee

ASC#71663

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

Apr. 10, 17, 24, 2015 FN3055

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:

April 10, 2015
April 17, 2015
April 24, 2015

THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER

By: _____

Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this **24th** day of **April 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 **24th** day of **April 2015.**

_____

Notary Public

TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. FEB. 28, 2019

FPS