RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Latonya N. Woods

GRANTEE(s)
Wells Fargo Bank, National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-2

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: 08/03/15 07:32 10 pgs
Fees:53.00 Taxes:540.03
20150803-0076043

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated January 4, 2006 and recorded January 6, 2006, Document No. 20060106-0002051 in the Register's Office of Davidson County, Tennessee, Latonya N. Woods conveyed to Richard A. Northcutt, as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for Ownit Mortgage Solutions, Inc., 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, Wells Fargo Bank, National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-2 has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on January 28, 2014, at Instrument No. 20140128-0007798 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, National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-2 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 July 22, 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 Wells Fargo Bank, National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-2, at and for the sum of $145,954.19, 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 Wells Fargo Bank, National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-2 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 Wells Fargo Bank, National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-2, 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 521 on the Plan of Edge-O-Lake, Section Seven, of record in Plat Book 3700, Page 79, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.
> Said Lot Number 521 fronts 74.66 feet on the Northerly side of Willowbranch Drive and runs back between lines 141.68 feet on the Westerly line and 143.56 feet on the easterly line to a dead line in the rear in which it measures 98.09 feet.
>
> Being the same property conveyed to Latonya N. Woods by Warranty Deed recorded January 6, 2006, as Instrument No. 20060106-0002050 in the Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 2612 Willowbranch Drive, Nashville, TN 37217-3810.
> Tax Parcel No.: 14904013800

The above-described property is conveyed subject to the rights of the State of Tennessee to redeem the property as provided for in §67-1-1433(c)(1).

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 Wells Fargo Bank, National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-2 , its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto ~~set~~ his or her hand and seal this 30 day of July, 2015.

Wilson & Associates, PLLC

By: _____
Shellie Wallace, Attorney
Wilson & Associates, PLLC
TN Bar #026039

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Shellie Wallace, 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 30th day of July, 2015.

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

Matt Robins
Notary Public

My Commission Expires: 4-25-2024

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 $145,954.19, 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 30 day of July, 2015

Wilson & Associates, PLLC

By: _____
Shellie Wallace
Wilson & Associates, PLLC, as Agent of Grantee
TN Bar #026039

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Shellie Wallace, 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, this 30th day of July, 2015.

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

Matt Robins
Notary Public

My Commission Expires: 4-25-2024

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Wells Fargo Bank, National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-2
1661 Worthington Road
Suite 100
West Palm Beach, FL 33409

STATE OF TENNESSEE
DEPARTMENT OF LABOR AND WORKFORCE DEVELOPMENT
EMPLOYMENT SECURITY DIVISION
Legal Office
220 French Landing, 3B
Nashville, Tennessee 37243
(615) 741-3170
(615) 532-7386 FAX

23 June 2015

Wilson & Associates, P.L.L.C.
Attorneys at Law
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211

RE: Latonya N. Woods
d/b/a Kid's 1st Kiddie Kollege
TDLWD Acct. # 0568-624 4
TDLWD Lien # 13-3721 (Davidson County)
Notice of Substitute Trustee's Sale

Dear Wilson & Associates,

Your letter of June 4, 2015 is acknowledged, and was received in this office on June 22, 2015, along with the attendant Notice of Substitute Trustee's Sale, and this will respectfully advise:

1 That said Notice is accepted as being timely and adequate, and,

2 That the amount of delinquent unemployment taxes, penalty and interest computed to date of sale is $2,153.77.

It is requested that you further advise us after the sale regarding: (i) actual proceeds of sale; (ii) net mortgage balance owed to the foreclosing creditor; (iii) sale costs; (iv) other liens, and this Agency's apparent position of priority with respect to same; and, (v) your proposed distribution of sale proceeds.

Should you have further questions regarding this matter, please let us know.

Very truly yours,

Laurie Lea Doty
Assistant General Counsel

LLD ah

pc: U I Recovery Unit

240581

Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D220
Little Rock, AR 72211

USPS CERTIFIED MAIL



9214 8900 0023 7900 2871 68



State of Tennessee, Department of Labor & Workforce Development
Davy Crockett Tower, 8th Floor, 500 Jame
Nashville, TN 37245

WILSON & ASSOCIATES, P.L.L.C.
Attorneys at Law – Arkansas and Tennessee
1521 Merrill Drive, Suite D-220
Little Rock AR 72211
501-219-9388; Fax: 501-219-9458
Internet: www.wilson-assoc.com

June 4, 2015

Department of Labor & Workforce Development
220 French Landing Drive
Nashville, Tennessee 37243

RE: Latonya N. Woods
2612 Willowbranch Drive
Nashville, TN 37217-3810
W&A No. 240581

Dear Department of Labor:

Pursuant to the above-referenced nonjudicial foreclosure proceeding, enclosed are copies of the following documents:

1. Sam Dennis
Ocwen Loan Servicing, LLC
1661 Worthington Road
Suite 100
West Palm Beach, FL 33409

2. A copy of the state tax lien(s);

3. A copy of the property description and title opinion;

4. Sale date and location: July 22, 2015 at 10:00 AM in Davidson, Tennessee; and

5. The principal balance due is $109,766.59; and the approximate legal fees and costs are $2,500.00.

By virtue of this letter, I am giving notice as required of a possible state tax lien filed against the Defendant, Latonya N. Woods, said lien being more particularly described in the enclosed Notice of Trustee's Sale.

Thank you for your consideration and attention to this matter. Should you have any questions, please do not hesitate to contact us.

Sincerely,

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

DL

TENNESSEE DEPARTMENT OF LABOR & WORKFORCE DEVELOPMENT

Employment Security Division
Employer Accts-Delinquency Control
220 French Landing Drive
Nashville, TN 37243

NOTICE OF STATE TAX LIEN

Employer:
LATONYA N WOODS, INDIVIDUALLY
AND D/B/A KID'S 1ST KIDDIE KOLLEGE
225 JACKSON MEADOWS DR
HERMITAGE TN 37076

Account No.: 0568-624 4
Lien No.: 13-3721
County: Davidson

Pursuant to the provisions of T.C.A. §50-7-404 et. seq., a lien exists in favor of the State of Tennessee Department of Labor and Workforce Development upon all property and all rights, title and interest in property acquired either prior to or subsequent to the filing of this notice, belonging to the above named employer. Notice is hereby given that there have been assessed unemployment taxes, interest, penalties and any other associated fees, which after demand for payment thereof remain unpaid. The amount of said unemployment taxes and any other associated fees constitutes the amount of said lien.

The precise amount of the lien may be obtained from the Employment Security Division Delinquency Control Unit at 615-741-5103.

Witness my hand at Nashville, Tennessee, on the 16th day of May, 2013.

This instrument was prepared by the State of Tennessee Department of Labor and Workforce Development.

Burns Phillips
Commissioner of Labor and Workforce Development
BY: Mark Howell

Mark Howell
Director

FOR REGISTER USE ONLY - PRINT OR STAMP	
BOOK NO:	DATE:
PAGE NO:	TIME:
REGISTER:	BY:

BILL GARRETT, Davidson County
Trans:T20130042146 LIENLUD
Recvd: 05/21/13 08:06 1 pgs
Fees:12.00 Taxes:0.00
20130521-0050971

STATE COPY

LB-0638 (Rev. 7/09)

000014

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 4, 2006, recorded January 6, 2006, Document No. 20060106-0002051 in the Register's Office of Davidson County, Tennessee, executed by Latonya N. Woods in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Ownit Mortgage Solutions, Inc., its successors and assigns to secure the payment of a Deed of Trust to Mortgage Electronic Registration Systems, Inc., as nominee for Ownit Mortgage Solutions, Inc., 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 30 day of July, 2015.

Wilson & Associates, PLLC

By: _____
Shellie Wallace, Attorney
Wilson & Associates, PLLC
TN Bar 026039

ACKNOWLEDGMENT

STATE OF Arkansas
COUNTY OF Pulaski

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Shellie Wallace, 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 30th day of July, 2015.

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

_____
Notary Public

My Commission Expires: 4-25-2024

Department of Defense Manpower Data Center

Results as of Jul-29-2015 03:32:42 PM

SCRA 3.0

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: WOODS
First Name: LATONYA
Middle Name
Active Duty Status As Of: Jul-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 Note dated January 4, 2006, and the Deed of Trust of even date securing the same, recorded January 6, 2006, Document No. 20060106-0002364, in Office of the Register of Deeds for Davidson County, Tennessee, executed by Latonya N. Woods, conveying certain property therein described to Richard A. Northcutt as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for Ownit Mortgage Solutions, Inc., its successors and assigns; and the undersigned, Wilson & Associates, P.L.L.C., having been appointed Successor Trustee by Wells Fargo Bank, National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-2.

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, by Wells Fargo Bank, National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-2, will, on July 22, 2015 on or about 10:00 AM, at the Bridgestone Arena, Nashville, 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 Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Number 821 on the Plan of Edge-O-Lake, Section Seven, of record in Plat Book 3700, Page 79, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description. Said Lot Number 821 fronts 74.06 feet on the Northerly side of Willowbranch Drive and runs back between lines 141.08 feet on the Westerly line and 143.56 feet on the easterly line to a dead line in the rear in which it measures 68.00 feet.

ALSO KNOWN AS: 2012 Willowbranch Drive, Nashville, TN 37217-3610

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:

WOODS, LATONYA N.
STATE OF TENNESSEE, DEPARTMENT OF LABOR & WORKFORCE DEVELOPMENT
US SPIRIT COMMUNICATIONS COMPANY
OWNIT MORTGAGE SOLUTIONS, INC.
MIDLAND FUNDING LLC, AS SUCCESSOR IN INTEREST TO CAPITAL ONE BANK
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS NOMINEE FOR OWNIT MORTGAGE SOLUTIONS, INC.

On or about May 21, 2013, the State of Tennessee, Department of Labor and Workforce, filed a lien against the Defendant, LaTonya N. Woods, recorded in the Register's Office of Davidson County, Tennessee, as Instrument No. 20130521-0050971. Any interest in the property held by the State of Tennessee, by virtue of the aforementioned lien is both junior and inferior to the interests held by Wells Fargo Bank, National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-2. Provided, however, that the State of Tennessee, pursuant to Tennessee Code Annotated §67-1-133, shall have one hundred and twenty (120) days from the date of the sale within which to redeem the property by virtue of its lien(s) herein by payment of the actual amount paid by the purchaser at the foreclosure sale, plus any amount in excess of the expenses necessarily incurred in connection with such property, less the income from such property, plus a reasonable rental value of such property. As required by law, the State of Tennessee has been given timely notice of this action.

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. 240581

DATED June 1, 2015

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

4122615

FOR SALE INFORMATION, VISIT WWW.[illegible] and [illegible]

June 12, 19, 26, 2015 Pid27638

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:

June 12, 2015
June 19, 2015
June 26, 2015

THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER

By: _____

Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this 26th day of **June 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 **26th** day of **June 2015**.

_____
Notary Public

STATE
COUNTY OF

FPS

True Copy Certification

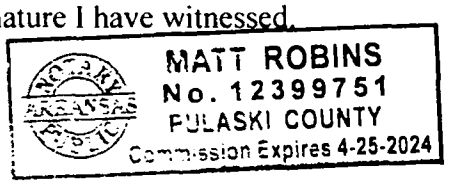
I, Julie Dean, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of ARKANSAS

County of PULASKI

Personally appeared before me, Matt Robins, a notary public for this county and state, Julie Dean 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)