**RECORDING LEGEND**

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

**GRANTOR(s)**
**Josie Everett**

**GRANTEE(s)**
**Capitol Invest, 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:T20150081925 DEEDTRS
Recvd: 09/25/15 14:42 5 pgs
Fees:28.00 Taxes:185.00
20150925-0097799

# TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated December 26, 2003 and recorded January 6, 2004, Document No. 20040106-0002106 in the Register's Office of Davidson County, Tennessee, Josie Everett conveyed to Wesley D. Turner, as Trustee for Argent Mortgage Company, LLC, 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, Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2004-W2 has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on August 12, 2015, Document No. 201508120080901 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 Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2004-W2 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 September 3, 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 Capital Invest, LLC, at and for the sum of $50,001.00, 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 Capital Invest, 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 Capital Invest, 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 No. 279 on the plan of Bordeaux Gardens, Section 1, of record in Book 3300, page 91, Register's Office for Davidson County, Tennessee. Said Lot No. 279 fronts 55 feet on the Westerly side of Panorama Drive and extends back 158.33 feet on the Northerly line and 150 feet on the Southerly line to a dead line in the rear measuring 55.57 feet thereon.
>
> Being the same property conveyed to Josie Everett by Warranty Deed recorded October 30, 1975 in Book 4966, Page 589, in the Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 3239 Panorama Drive, Nashville, TN 37216.
>
> Tax Parcel No.: 08008007300

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 Capital Invest, LLC, 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 SEPT, 2015.

Wilson & Associates, PLLC

By: _____
Shellie Wallace
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 10th day of September, 2015.

Matt Robins
Notary Public

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

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 $50,001.00, 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 _____day of _____, _____

_____
Capital Invest, LLC

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

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 _____ this _____ day of _____, _____.

_____
Notary Public

My Commission Expires: _____

**PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:**
Capital Invest, LLC
728 Crestmark Dr
Mt Juliet, TN 37122

55144752

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**
**The actual consideration or true value, whichever is greater for this transfer is**
**$** 50001
_____, **Affiant**
**Subscribed and sworn before me this the**
25th **Day of** Sept, 2015
S. Chandler, **Deputy Register**

**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 December 26, 2003, recorded January 6, 2004, Document No. 20040106-0002106 in the Register's Office of Davidson County, Tennessee, executed by Josie Everett in favor of Argent Mortgage Company, LLC to secure the payment of a Deed of Trust to Argent Mortgage Company, LLC.

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 SEPT, 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 10th day of September, 2015.

_____
Notary Public

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

My Commission Expires: 4-25-2024

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 December 28, 2005, and the Deed of Trust of record securing the same, recorded January 6, 2006, Document No. 20060106-0002406, in Office of the Register of Deeds for Davidson County, Tennessee, executed by Jesse Everett, conveying certain property therein described to Wendy D. Ramos as Trustee for Argent Mortgage Company, LLC, and the undersigned, Wilson & Associates, P.L.L.C., having been appointed Successor Trustee by Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2006-W2

NOW, THEREFORE, notice is hereby given that the undersigned will, in accordance with the power, duty, and authority vested in and imposed upon said Successor Trustee, by Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2006-W2, on September 3, 2015 on or about 10:00 AM, at the The Metro Davidson County Courthouse, One Public Square, Nashville, TN 37201, Nashville, Tennessee, offer for sale at public outcry to the highest bidder for cash, paid at the conclusion of the sale, or check certified by a bank or other lending entity incorporated by the State of Tennessee or the United States, the sole proceeds of which will be applied to the Note secured by 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 No. 278 on the plan of Sunbeam Subdivision, Section 2, of record in Book 5900, page 82, Register's Office for Davidson County, Tennessee, said Lot No. 278 fronts 85 feet on the Westerly side of Pennsylvania Drive and extends back 155.33 feet on the Northerly line and 150 feet on the Southerly line to a steel pin in the rear measuring 85.87 feet between being the same property conveyed to Harvey Lee Everett, Jr., et ux Janie Everett by Warranty Deed, as filed at Book 4555, Page 580 in the Register's Office of Davidson County.

ALSO KNOWN AS: 3293 Pennsylvania Drive, Nashville, TN 37218

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 other liens or encumbrances as well as any priority created by a future 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:

CHERRY, JOSIE

THE HOUSING FUND, INC.

The sale held pursuant to this notice may be terminated by the Successor Trustee's rejection 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. WSA No. 242089

DATED: June 23, 2015

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

550-646-9290

FOR SALE INFORMATION, VISIT WWW.MYTSG.COM and WWW.RESULTSNOW.COM

July 3, 10, 17, 2015 FN27859

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:

**July 3, 2015**
**July 10, 2015**
**July 17, 2015**

**THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER**

By: _____
**Catron J. Kerr, Administrative Assistant**

STATE OF TENNESSEE

On this 17th day of **July 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.inledger.com and www.publicnoticeads.com/in 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 17th day of **July 2015.**

_____
Notary Public

**FPS**

Department of Defense Manpower Data Center

Results as of : Sep-09-2015 08:44:30 AM

SCRA 3.0

# Status Report
# Pursuant to Servicemembers Civil Relief Act

Last Name: EVERETT
First Name: JOSIE
Middle Name:
Active Duty Status As Of: Sep-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