SUCCESSOR TRUSTEE'S DEED

Davidson County DEEDTRS
Recvd: 10/26/15 13:59 13 pgs
Fees:68.00 Taxes:286.57
20151026-0108703

STATE OF ARKANSAS)
COUNTY OF PULASKI)

The actual consideration or value, whichever is greater, for this transfer is $77,450.00

Noble Properties

Subscribed and sworn before me this the 26 day of Oct, 2015.

Notary Public

My commission expires: 2.25.19

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

This instrument was prepared by:

Robert S. Coleman, Jr.
1405 North Pierce, Suite 306
Little Rock, Arkansas 72207

Address of New Owner	Send Tax Bills To:	Map-Parcel Nos.
Noble Properties 718 Thompson Lane, Suite 108 Nashville, TN 37204	Noble Properties 718 Thompson Lane, Suite 108 Nashville, TN 37204	Parcel No.: 096-11-0-010.00

WHEREAS, Michael L Duvall by Deed of Trust (the "Deed of Trust") dated June 25, 2004, of record as Document 20040708-0081331, in the Register's office for Davidson County, Tennessee, conveyed to Robert M. Wilson, Jr., as Trustee, the hereinafter described real property to secure the payment of a certain Deed of Trust Note (the "Note") described in the Deed of Trust, which note was payable to Mortgage Electronic Registration System solely as nominee for America's Wholesale Lender;

WHEREAS, the undersigned was appointed as Successor Trustee by the owner and holder of the Note by instrument of record as Document No. 20150720-000502 in the Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of the Deed of Trust demanded that the Successor Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Successor Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in the Davidson A.M. on September 11, 2015; September 18, 2015; and September 25, 2015; and

WHEREAS, the Successor Trustee, as required by the terms of the Deed of Trust, offered for sale to the highest bidder for cash, at public outcry, at the front door of the Davidson County Courthouse in Nashville, Tennessee, at 11:00 a.m. On October 2, 2015, and Noble Properties (hereafter "Grantee") being the highest and best bidder thereof, became the Buyer of said property for the sum of Seventy-Seven Thousand Four Hundred Fifty and 00/100 ($77,450.00).

NOW THEREFORE, Robert S. Coleman, Jr., in his capacity as Successor Trustee, and not otherwise, for and in consideration of a premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, its successors, successors and assigns, certain real property located in Nashville, Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 527 on the plan of Cloverhill Section No. VIII, of record in Book 2331, pages 10 and 11, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael L Duvall, by Deed from Vincent Richard Vogel and wife, Alice Renee Vogel, dated 04/23/1987, of record in Book 7218, page 411, Register's Office for Davidson County, TN.

This is improved property known as: 3128 Crosswood Drive, Nashville, TN 37214

TO HAVE AND TO HOLD the aforesaid property free from all legal and equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey same. Robert S. Coleman, Jr., as Successor Trustee, and not otherwise, warrants the title to said property to the Grantee, its successors, heirs and assigns against lawful claims of all persons claiming by, through or under it, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 14th day of October, 2015 at 8:15 a.m. CDT.

Robert S. Coleman, Jr.
Successor Trustee

STATE OF ARKANSAS)
COUNTY OF PULASKI)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state. ROBERT S. COLEMAN, JR., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the SUCCESSOR TRUSTEE of the holder (or a constituent of the holder) and is authorized by the holder (or by its constituent, the constituent being authorized by the holder) to execute this instrument on behalf of the holder.

Witness my hand, at Little Rock, Arkansas, this 16th day of October, 2015 at 8:15 A.m. CDT.

My commission expires: _____

Notary Public

SALLY GARRINGER
MY COMMISSION # 12398775
EXPIRES: May 24, 2024
Lonoke County

This instrument prepared by
Robert S. Coleman, Jr.
1405 North Pierce, Suite 306
Little Rock, Arkansas 72207

BILL GARRETT, Davidson County
Trans:T20150058801 APTSUBTR
Recvd: 07/20/15 10:11 2 pgs
Fees:12.00 Taxes:0.00
20150720-0070502

APPOINTMENT OF SUCCESSOR TRUSTEE

WHEREAS, on June 25, 2004, Michael L Duvall executed a Deed of Trust to Robert M. Wilson, Jr., Trustee, to secure the payment of a Home Equity Credit Line Agreement and Disclosure Statement (the "Note") in the original principal sum of Seventy-Four Thousand Eight Hundred and 00/100 Dollars ($74,800.00), payable to the order of America's Wholesale Lender, said Note being payable in monthly installments all as fully set forth in the Deed of Trust which is of record in the Register's Office for Davidson County, Tennessee, as Document No. 20040708-0081331 to which reference is hereby made; and

WHEREAS, said Deed of Trust expressly provides that the holder of the Note thereby secured is empowered to replace the Trustee therein named and appoint a Successor Trustee by the execution of an instrument to that effect and by filing the same in the Register's Office of the County in which the property is situated; and

WHEREAS, the undersigned, Regina Renae Rhodes, Assistant Vice President for Bank of America, N.A., as Attorney-In-Fact for The Bank of New York Mellon FKA The Bank of New York as Successor Indenture Trustee to JPMorgan Chase bank, N.A., as Indenture Trustee for the CWABS Revolving Home Equity Loan Trust, Series 2004-J, declares The Bank of New York Mellon FKA The Bank of New York as Successor Indenture Trustee to JPMorgan Chase bank, N.A., as Indenture Trustee for the CWABS Revolving Home Equity Loan Trust, Series 2004-J to be the holder of said Note secured by said Deed of Trust.

NOW THEREFORE, the undersigned, Regina Renae Rhodes, Assistant Vice President for Bank of America, N.A., as Attorney-In-Fact for The Bank of New York Mellon FKA The Bank of New York as Successor Indenture Trustee to JPMorgan Chase bank, N.A., as Indenture Trustee for the CWABS Revolving Home Equity Loan Trust, Series 2004-J, exercising its authority in compliance with the Deed of Trust as such holder, does by these presents, nominate and appoint Robert S. Coleman, Jr., 1405 North Pierce, Suite 306, Little Rock, Arkansas 72207, as Successor Trustee.

15-06221 JM

IN WITNESS WHEREOF, this Appointment of Successor Trustee has been executed this the 2 day of July, 2015.

Bank of America, N.A. as Attorney-In-Fact for The Bank of New York Mellon FKA The Bank of New York as Successor Indenture Trustee to JPMorgan Chase bank, N.A., as Indenture Trustee for the CWABS Revolving Home Equity Loan Trust, Series 2004-J

Name: Regina Rhodes
Title: Regina Tenale Rhodes Assistant Vice President

STATE OF Texas)
)
COUNTY OF Dallas)

ACKNOWLEDGMENT

On this 2 day of July, 2015, before me personally appeared Regina Tenale Rhodes, to me satisfactorily proven to be such person, who acknowledged that s/he was the Assistant Vice President of Bank of America Attorney-in-Fact on behalf of Bank of America, N.A., as Attorney-In-Fact for The Bank of New York Mellon FKA The Bank of New York as Successor Indenture Trustee to JPMorgan Chase bank, N.A., as Indenture Trustee for the CWABS Revolving Home Equity Loan Trust, Series 2004-J, and that s/he, as such officer, being authorized to do so, had executed the foregoing instrument of the purpose therein contained, by signing the same of the national association by him/herself as such officer.

Witness my hand and official seal this the 2 day of July, 2015.

Courtney Morgan
Notary Public Courtney Morgan

My Commission Expires:
02-02-2019

COURTNEY MORGAN
Notary Public
STATE OF TEXAS
My Comm. Exp. 02-02-19

15-06221 JM

NOTICE OF SUCCESSOR TRUSTEE'S SALE

WHEREAS, default has occurred in the performance of the covenants, terms and conditions of a Deed of Trust Note dated June 25, 2004, and the Deed of Trust of even date, securing said Deed of Trust Note recorded as Document No. 20040708-0081331 in the Register's office for Davidson County, Tennessee, executed by Michael L Duvall, conveying the certain property described therein to Robert M. Wilson, Jr., Trustee, for the benefit of Mortgage Electronic Registration System solely as nominee for America's Wholesale Lender and to Robert S. Coleman, Jr., having been appointed as Successor Trustee by instrument of record in the Register's office for Davidson County, Tennessee as Document No. 20150720-000502.

WHEREAS, the owner and holder of the Deed of Trust Note has declared the entire indebtedness due and payable and demanded that the hereinafter described real property be advertised and sold in satisfaction of indebtedness and costs of foreclosure in accordance with the terms and provisions of the Deed of Trust Note and Deed of Trust.

NOW, THEREFORE, notice is hereby given that an agent of Robert S. Coleman, Jr., as Successor Trustee, pursuant to the power, duty and authority vested in and conferred upon said Successor Trustee, by the Deed of Trust, will on October 2, 2015 at 11:00 a.m. at the front door of the Davidson County Courthouse in Nashville, Tennessee offer for sale to the highest bidder for cash, and free from all legal, equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, certain real property located in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 527 on the plan of Cloverhill Section No. VIII, of record in Book 2331, pages 10 and 11, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael L Duvall, by Deed from Vincent Richard Vogel and wife, Alice Renee Vogel, dated 04/23/1987, of record in Book 7218, page 411, Register's Office for Davidson County, TN.

More Commonly Known As: 3128 Crosswood Drive, Nashville, TN 37214

Said sale shall be held 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; to any matter that an accurate survey of the premises might disclose; and subject to, but not limited to, the following parties who may claim an interest in the above-referenced property: none.

The following individuals or entities have an interest in the above-described property: (1)

Michael L Duvall, (2) The Unknown Spouse of Michael L Duvall, (3) The Tenants/ Occupants of 3128 Crosswood Drive, Nashville, TN 37214.

To the best of the Trustee's knowledge, information, and belief, there are no other Federal or State tax lien claimants or other claimants upon the subject property which would require notice pursuant to the terms and provision of T.C.A. § 35-5-104 or T.C.A. § 67-1-1433 or 26 U.S.C. § 7425.

The Successor Trustee may postpone the above referenced sale from time to time as needed without further publication. The Successor Trustee will announce the postponement on the date and at the time and location of the originally scheduled sale.

This is an attempt to collect a debt, and any information gathered in connection herewith will be utilized for that purpose.

DATED this 4th day of Sept, 2015

Prepared by:
Robert S. Coleman, Jr.
Marinosci Law Group, P.C.
1405 North Pierce, Suite 306
Little Rock, Arkansas 72207

Robert S. Coleman, Jr.
Successor Trustee

Newspaper Insertion Dates:
September 11, 2015; September 18, 2015; and September 25, 2015

15-06221

Text of Ad:

0000710524

NOTICE OF SUCCESSOR TRUSTEE'S SALE

WHEREAS, default has occurred in the performance of the covenants, terms and conditions of a Deed of Trust Note dated June 25, 2004, and the Deed of Trust of even date, securing said Deed of Trust Note recorded as Document No. 20040708-0081331 in the Register's office for Davidson County, Tennessee, executed by Michael L Duvall, conveying the certain property described therein to Robert M. Wilson, Jr., Trustee, for the benefit of Mortgage Electronic Registration System solely as nominee for America's Wholesale Lender and to Robert S. Coleman, Jr., having been appointed as Successor Trustee by instrument of record in the Register's office for Davidson County, Tennessee as Document No. 20150720-000502.

WHEREAS, the owner and holder of the Deed of Trust Note has declared the entire indebtedness due and payable and demanded that the hereinafter described real property be advertised and sold in satisfaction of indebtedness and costs of foreclosure in accordance with the terms and provisions of the Deed of Trust Note and Deed of Trust.

NOW, THEREFORE, notice is hereby given that an agent of Robert S. Coleman, Jr., as Successor Trustee, pursuant to the

power, duty and authority vested in and conferred upon said Successor Trustee, by the Deed of Trust, will on October 2, 2015 at 11:00 a.m. at the front door of the Davidson County Courthouse in Nashville, Tennessee offer for sale to the highest bidder for cash, and free from all legal, equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, certain real property located in Davidson County, Tennessee, described as follows:

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More Commonly Known As: 3128 Crosswood Drive, Nashville, TN 37214

Said sale shall be held 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 redemp-

tion of any governmental agency, state or federal; any prior liens or encumbrances as well as any priority created by a fixture filing; to any matter that an accurate survey of the premises might disclose; and subject to, but not limited to, the following parties who may claim an interest in the above-referenced property: none.

The following individuals or entities have an interest in the above-described property: (1) Michael L Duvall, (2) The Unknown Spouse of Michael L Duvall, (3) The Tenants/ Occupants of 3128 Crosswood Drive, Nashville, TN 37214.

To the best of the Trustee's knowledge, information, and belief, there are no other Federal or State tax lien claimants or other claimants upon the subject property which would require notice pursuant to the terms and provision of T.C.A. § 35-5-104 or T.C.A. § 67-1-1433 or 26 U.S.C. § 7425.

The Successor Trustee may postpone the above referenced sale from time to time as needed without further publication. The Successor Trustee will announce the postponement on the date and at the time and location of the originally scheduled sale.

This is an attempt to collect a debt, and any information gathered in connection herewith will be utilized for that purpose.

DATED this 4 day of September, 2015

Prepared by:

Robert S. Coleman, Jr.

Robert S. Coleman, Jr.
Marinosci Law Group, P.C.
1405 North Pierce, Suite 306
Little Rock, Arkansas 72207
Robert S. Coleman, Jr.
Successor Trustee
Newspaper Insertion Dates:
September 11, 2015; September 18, 2015; and September 25, 2015

MW Title Services

539 Callis Lane
Lebanon, TN 37090
615.438.2943
www.mwtitleservices.com

Name: Michael Duvall
For: Marinoscl Law Group, P.C.
Attn: Shella Hudon
Parcel No: 096-11-0-010.00

Address: 3128 Crosswood Drive
Nashville, TN 37214
County Davidson

LAST GRANTEE-GRANTOR OF RECORD

Last Grantee of Record: Michael L. Duvall
Last Grantor of Record: Vincent Richard Vogel and wife, Alice Renee Vogel
By Deed Dated: 4/23/1987 Instrument No: Book 7218, Page 411
Recording Date: 4/29/1987

Numerically by Recording Date or Check here [ ] if no unsatisfied Mortgages on Record.

1st Mortgage (Recorded Amount): $ 74,800.00
Date of Mtg: 6/25/2004 Date Recorded: 7/8/2004 Instrument No: #20040708-0081331
Terms: Original Holder: Mortgage Electronic Registration*
Trustee: Robert M. Wilson, Jr. Grantor: Michael L. Duvall
Additional information for 1st Mortgage: *Systems, Inc. acting solely as nominee for America's Wholesale Lender. Foreclosure Notice in #20071211-0142925 & #20071211-0142926. Assigned to The Bank of New York Mellon in #20120607-0049610.

2nd Mortgage (Recorded Amount):
Date of Mtg: Date Recorded: Instrument No:
Terms: Original Holder:
Trustee:
Additional information for 2nd Mortgage:

3rd Mortgage (Recorded Amount):
Date of Mtg: Date Recorded: Instrument No:
Terms: Original Holder:
Trustee:
Additional information for 3rd Mortgage:

4th Mortgage (Recorded Amount):
Date of Mtg: Date Recorded: Instrument No:
Terms: Original Holder:
Trustee:
Additional information for 4th Mortgage:

Taxes:
County: 2014 $1095.13 Base, $500.00 Paid 1/2/2015, $595.13 Paid 3/10/2015, leaving a balance of $9.19 Due+P&I, 2013 & priors pd.
City: NONE
Assessed Value: $24,250.00

Recorded Liens: NONE
Judgmental Liens: Mechanics Liens:
Federal Liens: State Tax Liens:

If so, details listed below: Liens are not verified as belonging to subject of this report.

Type of Lien: Case No: Instrument No:
Amount Date: From:
Versus: Attorney for Plaintiff:

Type of Lien: Case No: Instrument No:
Amount Date: From:
Versus: Attorney for Plaintiff:

Type of Lien: Case No: Instrument No:
Amount Date: From:
Versus: Attorney for Plaintiff:

Type of Lien: Case No: Instrument No:
Amount Date: From:
Versus: Attorney for Plaintiff:

Additional Information: See Continuation Sheet for Legal Descriptions.

Subject to restrictions, easements, and setback lines of record in Book 2331, Page 10 & 11 in the Register's Office for Davidson County, TN. See Warranty Deed for additional easements and restrictions.

For the purpose of this report, we have checked the Courthouse records of the County and State referred above for the period beginning May 13, 2000 and ending May 13, 2015 8:00 a.m. for the names and/or property as given to us. This search is given for informational purposes only. Without the benefit of title insurance, liability is limited to the amount paid for the search.

MW Title Services by: _____ File No: MW 6931-15

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, 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.

Michael J. Mills, attorney at law

State of Tennessee:
County of Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Notary Public James C. Smith
My Commission Expires: February 25, 2019

