RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Cassandra Jill Copeland and Marc Copeland

GRANTEE(s)
Wilmington Savings Fund Society, FSB, D/B/A Christiana Trust as trustee of the American Mortgage Investment Partners Fund I Trust

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: 10/28/15 09:54 7 pgs
Fees:38.00 Taxes:462.50
20151028-0109569

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated December 19, 2007 and recorded December 31, 2007, Document No. 20071231-0148822 in the Register's Office of Davidson County, Tennessee, Cassandra Jill Copeland and Marc Copeland conveyed to Deborah B. Nieto, as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for CTX Mortgage Company, LLC, 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, Wilmington Savings Fund Society, FSB, D/B/A Christiana Trust as trustee of the American Mortgage Investment Partners Fund I Trust has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on September 10, 2015, Document No. 20150910-0092071 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 Wilmington Savings Fund Society, FSB, D/B/A Christiana Trust as trustee of the American Mortgage Investment Partners Fund I Trust 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 October 21, 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 Wilmington Savings Fund Society, FSB, D/B/A Christiana Trust as trustee of the American Mortgage Investment Partners Fund I Trust, at and for the sum of $125,000.00, 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 Wilmington Savings Fund Society, FSB, D/B/A Christiana Trust as trustee of the American Mortgage Investment Partners Fund I Trust 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 Wilmington Savings Fund Society, FSB, D/B/A Christiana Trust as trustee of the American Mortgage Investment Partners Fund I Trust, 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 133 on the Plan of Lakeside Cove at Percy Priest, Phase 4, of record in Instrument No. 20070607-0068360, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.
>
> Being the same property conveyed to Cassandra Jill Copeland and Marc Copeland by Warranty Deed recorded December 31, 2007, Document No. 20071231-0148821 in the Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 5561 Dory Drive, Antioch, TN 37013.
> Tax Parcel No.: 151 09 0B 249.00

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 Wilmington Savings Fund Society, FSB, D/B/A Christiana Trust as trustee of the American Mortgage Investment Partners Fund I Trust , its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 26 day of October, 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 26th day of October, 2015.

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

_____
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 $125,000.00, 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 26 day of Oct, 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 26th day of October, 2015.

_____
Notary Public

My Commission Expires: 4-25-2024

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Wilmington Savings Fund Society, FSB, D/B/A Christiana Trust as trustee of the American Mortgage Investment Partners Fund I Trust
2999 Westminister Avenue
Suite 265
Seal Beach, CA 90740

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

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 19, 2007, recorded December 31, 2007, Document No. 20071231-0148822 in the Register's Office of Davidson County, Tennessee, executed by Cassandra Jill Copeland and Marc Copeland in favor of Mortgage Electronic Registration Systems, Inc., as nominee for CTX Mortgage Company, LLC, its successors and assigns to secure the payment of a Deed of Trust to Mortgage Electronic Registration Systems, Inc., as nominee for CTX Mortgage Company, LLC, 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 26 day of Oct, 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 26th day of October, 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 Oct-23-2015 08:56:18 AM

SCRA 3.0

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: COPELAND
First Name: CASSANDRA
Middle Name:
Active Duty Status As Of: Oct-23-2015

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 Oct 23 2015 08 56 18 AM

SCRA 3 0

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: COPELAND
First Name: MARC
Middle Name:
Active Duty Status As Of: Oct-23-2015

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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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 December 19, 2007, and the Deed of Trust of even date securing the same, recorded December 31, 2007, Document No. 20071231-0148822, in Office of the Register of Deeds for Davidson County, Tennessee, executed by Cassandra Jill Copeland and Marc Copeland, conveying certain property therein described to Deborah B. Nisto as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for CTX Mortgage Company, LLC, its successors and assigns; and the undersigned, Wilson & Associates, P.L.L.C., having been appointed Successor Trustee by Wilmington Savings Fund Society, FSB, D/B/A Christiana Trust as trustee of the American Mortgage Investment Partners Fund I Trust.,

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 Wilmington Savings Fund Society, FSB, D/B/A Christiana Trust as trustee of the American Mortgage Investment Partners Fund I Trust., will, on **October 21, 2015** on or about **10:00 AM, central standard time, 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 133 on the Plan of Lakeside Cove at Percy Priest, Phase 4, of record in Instrument No. 20070607-0068380, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

ALSO KNOWN AS: 5561 Dory Drive, Antioch, TN 37013

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:

COPELAND, CASSANDRA JILL

COPELAND, MARC

TENNESSEE DEPARTMENT OF REVENUE

On or about June 2, 2011, the State of Tennessee, filed a tax lien against the Defendant, Mark A. Copeland, recorded in the Register's Office of Davidson County, Tennessee, as Instrument No. 20110602-0041934. Any interest in the property held by the State of Tennessee, by virtue of the aforementioned tax lien is both junior and inferior to the interests held by Wilmington Savings Fund Society, FSB, D/B/A Christiana Trust as trustee of the American Mortgage Investment Partners Fund I Trust. 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 tax 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. **WBA No. 248267**

DATED August 28, 2015

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

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

Sept. 11, 18, 25, 2015 Rd28839

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:

September 11, 2015
September 18, 2015
September 25, 2015

THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER

By: _____

Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this 25th day of **September 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 25th day of **September 2015.**

_____
Notary Public

FPS

True Copy Certification

I, Shellie Wallace, 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, Shellie Wallace who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

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

Notary's Signature

My Commission Expires: 4-25-2024
Notary' Seal (if on paper)