This Instrument Prepared by:
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14-058966

BILL GARRETT, Davidson County
Trans:T20150094497 DEEDTRS
Recvd: 11/05/15 13:37 2 pgs
Fees:12.00 Taxes:0.00
20151105-0112912

AFFIDAVIT REGARDING TRUSTEE'S SALE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, the undersigned authority, on this 3rd day of November 2015, personally appeared Jason K. Purser, who acknowledged himself to be an Attorney of Shapiro & Ingle, LLP and who after being duly sworn, deposed and stated:

THAT default occurred in the performance of the covenants, terms, and conditions of a Deed of Trust dated May 17, 2006 and recorded in Instrument No. 20060605-0066003 in the Register's Office of Davidson County, Tennessee, (the "Deed of Trust"), whereby Henry A. Watkins, Jr. and Sherrill M. Watkins conveyed to Robert M. Wilson, Jr., as Trustee for Mortgage Electronic Registration Systems, Inc. as nominee for America's Wholesale Lender.

THAT Shapiro & Ingle, LLP as Substitute Trustee under the Deed of Trust offered the subject property for sale to the highest bidder on or about September 29, 2015 at 10:00 a.m. at the Davidson County Courthouse in Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Copperfield Revised Subdivision of record in Plat Book 6900, Page 555-559, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Commonly known as: 102 Chuzzlewit Down, Brentwood, TN 37027
>
> Tax Parcel No.: 172 01 0A 065.00

THAT at such time, Shapiro & Ingle, LLP struck off and sold the subject property to The Bank of New York Mellon, as Trustee for Structured Asset Mortgage Investments II Trust 2006-AR4 Mortgage Pass-Through Certificates Series 2006-AR4 and recorded a Substitute Trustee's Deed on October 7, 2015 in Instrument No. 20151007-0102293 in the Register's Office of Davidson County, Tennessee (the "Trustee's Deed").

THAT subsequent to said sale, Shapiro & Ingle, LLP learned of circumstances rendering the September 29, 2015, 10:00 a.m. sale and subsequent Trustee's Deed invalid in that mortgagor Henry A. Watkins, Jr. had filed a bankruptcy petition on September 28, 2015 at 3:13 p.m., case number 15-06895, in the United States Bankruptcy Court for the Middle District of Tennessee.

THAT title examiners should take notice that the Trustee's Deed is void and the Deed of Trust is ratified and restored to its former status.

FURTHER, Affiant sayeth not.

Jason K. Purser

ACKNOWLEDGEMENT

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Jason K. Purser, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the testimony above to be true and signed his name hereto.

Witness my hand and seal this the _3rd day of November 2015.

Notary Public

ERIN L. ROBERTS
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires June 3, 2020

6/3/2020
My Commission Expires