RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Mary A. Smith and Cindy S. Johnson

GRANTEE(s)
GT Investment Holdings, LLC

This Instrument Prepared By:
WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated March 24, 2005 and recorded April 5, 2005, Document No. 20050405-0036662 in the Register's Office of Davidson County, Tennessee, Mary A. Smith and Cindy S. Johnson conveyed to J. Franklin McCreary, a resident of Williamson County, as Trustee for World Savings Bank FSB, 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, N.A. has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on August 12, 2015, Document No. 201508120080886 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, N.A. 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 9, 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 GT Investment Holdings, LLC, at and for the sum of $135,000.00, 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 GT Investment Holdings, 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 GT Investment Holdings, LLC, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

Being part of Lot 13, Map of East Hill Addition, as of record in Book 332, Page 33, Register's Office, Davidson County, Tennessee. Said part of said lot fronts 50 feet on the Northerly side of Delmas Avenue and extends back between parallel lines 191.5 feet, more or less, to a rear line measuring 50 feet.

Being the same property conveyed to Mary A. Smith and Cindy S. Johnson by Warranty Deed recorded April 3, 1998 in Book 10870, Page 805, in the Register's Office for Davidson County, Tennessee.

Commonly known as: 937 Delmas Avenue, Nashville, TN 37216.

Tax Parcel No.: 072-090-190.00

The above-described property is conveyed subject to the rights of the United States of America to redeem the property as provided for in 26 U.S.C. §7425(d)(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 GT Investment Holdings, LLC, and unto its successors and assigns.

BILL GARRETT, Davidson County
Trans:T20150094678 DEEDTRS
Recvd: 11/06/15 08:47 6 pgs
Fees:33.00 Taxes:499.50
20151106-0113120

W&A No. 307288
Wells Fargo Bank, N.A.

BOX 10-A

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 14 day of Sept., 2015.

Wilson & Associates, PLLC

By: _____
Heather Martin-Herron
Wilson & Associates, PLLC
TN Bar # 32248

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Heather Martin-Herron, 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 14 day of Sept., 2015.

TANISHA DAVIS
JEFFERSON COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires July 12, 2024
Commission # 12399735

_____
Notary Public

My Commission Expires: 7/12/2024

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 $135,000.00, 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 5 day of Nov, 2015

_____
GT Investment Holdings, LLC

ACKNOWLEDGMENT

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Eric Elrod, 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 Nashville TN this 5th day of November, 2015.

_____
Notary Public

My Commission Expires: _____

TRACI L. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-10-2019

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
GT Investment Holdings, LLC
614 Regent Park
Mt Juliet, TN 37122

70356

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 March 24, 2005, recorded April 5, 2005, Document No. 20050405-0036662 in the Register's Office of Davidson County, Tennessee, executed by Mary A. Smith and Cindy S. Johnson in favor of World Savings Bank FSB to secure the payment of a Deed of Trust to World Savings Bank FSB.

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 14 day of Sept., 2015.

Wilson & Associates, PLLC

By: _____
Heather Martin-Herron, Attorney
Wilson & Associates, PLLC
TN Bar 32248

ACKNOWLEDGMENT

STATE OF Arkansas

COUNTY OF Pulaski

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Heather Martin-Herron, 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 _____ day of _____, _____.

_____
Notary Public

My Commission Expires: _____

This Instrument Prepared by:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, AR 72211
(501) 219-9388

AFFIDAVIT OF COMPLIANCE
WITH 26 U.S.C. §7425 (b) & 26 U.S.C. §7425 (c)

COUNTY OF PULASKI
STATE OF ARKANSAS

This 14 day of Sept, 2015, personally appearing before the undersigned, Heather Martin-Herron, who states as follows:

That I am more than 18 years of age, suffer no legal disability

That default occurred on Deed of Trust dated March 24, 2005, executed by Mary A. Smith and Cindy S. Johnson, as mortgagor(s), in favor of J. Franklin McCreary, a resident of Williamson County as Trustee for World Savings Bank FSB, and recorded April 5, 2005, Document No. 20050405-0036662 in the Register's Office of Davidson County, Tennessee, encumbering the below-described property:

> Being part of Lot 13, Map of East Hill Addition, as of record in Book 332, Page 33, Register's Office, Davidson County, Tennessee. Said part of said lot fronts 50 feet on the Northerly side of Delmas Avenue and extends back between parallel lines 191.5 feet, more or less, to a rear line measuring 50 feet.
>
> Being the same property conveyed to Mary A. Smith and Cindy S. Johnson by Warranty Deed recorded April 3, 1998 in Book 10870, Page 805, in the Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 937 Delmas Avenue, Nashville, TN 37216.

That a foreclosure sale of said property was scheduled for sale on September 9, 2015.

That the Davidson County records indicated the following lien(s) in favor of the Internal Revenue Service, on the above referenced property, filed of record on August 13, 2010 in Instrument No. 20100813-0063978, and filed of record on April 15, 2011 as Instrument No. 20110415-0029199 in the real estate records of Davidson County, Tennessee.

That, the notice letter to the Internal Revenue Service was mailed out via overnight mail on 28th day of July, 2015 and the tracking number for said notice letter is 9214 8900 0023 7900 4000 48 (See Attachment).

That the trustee has not received a response to the notice of sale; as such none can be attached to the trustee's deed.

WILSON AND ASSOCIATES, P.L.L.C.

By: _____
Heather Martin-Herron, Attorney
Wilson & Associates, PLLC

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Before me, the undersigned, personally appeared Heather Martin-Herron, 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.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public

My Commission Expires: 7/12/2024

TANISHA DAVIS
JEFFERSON COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires July 12, 2024
Commission # 12399735

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 March 24, 2005, and the Deed of Trust of even date securing the same, recorded April 5, 2005, Document No. 20050405-0036862, in Office of the Register of Deeds for Davidson County, Tennessee, executed by Mary A. Smith and Cindy S. Johnson, conveying certain property therein described to J. Franklin McCreary, a resident of Williamson County as Trustee for World Savings Bank FSB; and the undersigned, Wilson & Associates, P.L.L.C., having been appointed Successor Trustee by Wells Fargo Bank, N.A.,

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, N.A., will, on **September 9, 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:

Being part of Lot 13, Map of East Hill Addition, as of record in Book 332, Page 33, Register's Office, Davidson County, Tennessee. Said part of said lot fronts 80 feet on the Northerly side of Delmas Avenue and extends back between parallel lines 191.5 feet, more or less, to a rear line measuring 80 feet. Being the same property conveyed to Mary A. Smith and Cindy S. Johnson, as joint tenants with the specific right of survivorship in Warranty Deed, as filed at Book 10870, Page 805 in the Register's Office of Davidson County.

ALSO KNOWN AS: 937 Delmas Avenue, Nashville, TN 37216

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:

SMITH, MARY A.
JOHNSON, CINDY S.
LVNV FUNDING LLC
COLORADO CAPITAL INVESTMENT, INC.
JACKSON BANK AND TRUST, AN FSB BANK, N.A.
ASCEND FEDERAL CREDIT UNION
SUNTRUST BANK
BELLSOUTH - TENNESSEE
ASSET ACCEPTANCE, LLC
WORLDWIDE ASSET PURCHASING, LLC
INTERNAL REVENUE SERVICE

On or about August 13, 2010, the United States of America, Internal Revenue Service, filed a federal tax lien against the Defendant, Grant W. Smith and Mary A. Smith, recorded in the Register's Office of Davidson County, Tennessee, as Instrument No. 20100813-0063978. On or about April 15, 2011, the United States of America, Internal Revenue Service, filed a federal tax lien against the Defendant, Grant W. Smith and Mary A. Smith, recorded in the Register's Office of Davidson County, Tennessee, as Instrument No. 20110415-0029199. Any interest in the property held by the United States of America, Internal Revenue Service, by virtue of the aforementioned federal tax lien is both junior and inferior to the interests held by Wells Fargo Bank, N.A.. Provided, however, that the United States of America, Internal Revenue Service, pursuant to 26 U.S.C. §7425 and 28 U.S.C. §2410(c), 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 26 U.S.C. §7425(b), the United States of America, Internal Revenue Service 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. 307288**

DATED July 24, 2015

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

70356

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

July 31, Aug. 7, 14, 2015 Rd28357

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 31, 2015
August 7, 2015
August 14, 2015

THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER

By: _____
Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this 14th day of **August 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 14th day of August 2015.

_____
Notary Public

FPS