Davidson County DEEDTRS
Recvd: 11/18/15 12:06 7 pgs
Fees:38.00 Taxes:449.55
20151118-0116985

RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Casee D. Ohazurike and Patrick U. Ohazurike

GRANTEE(s)
WnS Properties LLC

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

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated July 10, 2003 and recorded July 21, 2003, Document No. 20030721-0101772 in the Register's Office of Davidson County, Tennessee, Casee D. Ohazurike and Patrick U. Ohazurike conveyed to Guaranty Title and Escrow, as Trustee for Mortgage Electronic Registration Systems Inc. as a nominee for Pulte Mortgage, 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, JPMorgan Chase Bank, National Association has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on June 25, 2015, Document No. 20150625-0060817 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 JPMorgan Chase Bank, National Association 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 July 23, 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 WnS Properties LLC, at and for the sum of $121,500.00, 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 WnS Properties 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 WnS Properties 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 Number 26 on the Plan of First Revision of Forest Pointe, Phase II, of record in Plat Book 9700, Page 138, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Casee D. Ohazurike and Patrick U. Ohazurike by Warranty Deed recorded September 5, 2001 in Instrument No 20010905-0095880, in the Register's Office for Davidson County, Tennessee.

Commonly known as: 617 Forest Pointe Place, Antioch, TN 37013.

Tax Parcel No.: 150 09 0B 026.00

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 WnS Properties LLC , and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 29 day of July, 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 29th day of July, 2015.

STATE OF ARKANSAS NOTARY PUBLIC
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 $121,500.00, 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 18th day of November, 2015

_____
WnS Properties LLC

ACKNOWLEDGMENT

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Lawrence K. Wisnewski, 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 Brentwood, TN this 18th day of November, 2015.

_____
Notary Public

My Commission Expires: 10/2/17

J. Carlton Drummright
State of Tennessee Notary Public
Williamson County

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

WnS Properties LLC
122 Generals Retreat Place
Franklin, TN 37064

W&A No. 192579
JPMorgan Chase Bank,
N.A.

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 July 10, 2003, recorded July 21, 2003, Document No. 20030721-0101772 in the Register's Office of Davidson County, Tennessee, executed by Casee D. Ohazurike and Patrick U. Ohazurike in favor of Mortgage Electronic Registration Systems Inc. as a nominee for Pulte Mortgage, LLC., its successors and assigns to secure the payment of a Deed of Trust to Mortgage Electronic Registration Systems Inc. as a nominee for Pulte Mortgage, 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 29 day of July, 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 29th day of July, 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 Jul-28-2015 12:39:13 PM

SCRA 3.0

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: OHAZURIKE

First Name: CASEE

Middle Name:

Active Duty Status As Of: Jul-28-2015

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 Jul-28-2015 12:39:13 PM

SCRA 3.0

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: OHAZURIKE
First Name: PATRICK
Middle Name:
Active Duty Status As Of: Jul-28-2015

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			

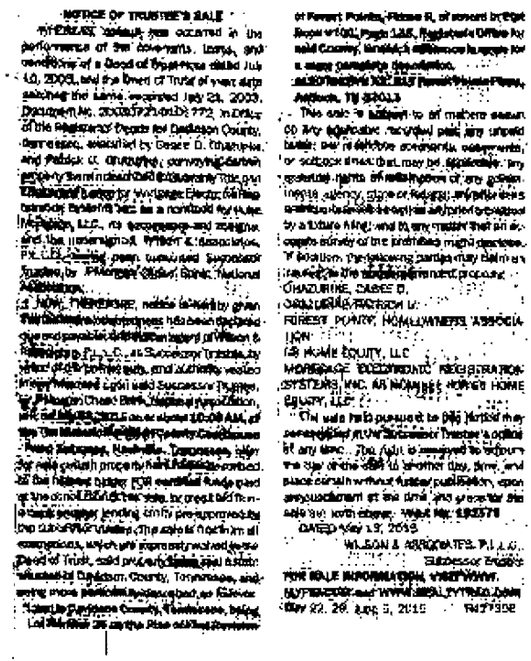
Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, 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

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 more fully described as follows:

Dated July 10, 2006, and the Deed of Trust of even date securing the same, recorded July 20, 2006, Document No. 20060720-0082772, in Book of the Register's Deeds for Davidson County, Tennessee, executed by Deane D. Chanzuine, and Patricia C. Chanzuine, conveying certain property therein described to Universal Title and Escrow for Mortgage Electronic Registration Systems, Inc. as a nominee for Home Equity, LLC., its successors and assigns, and the undersigned, Wilson & Associates, P.L.L.C., was appointed Substitute Trustee by Mortgage Electronic Registration Systems, Inc. as Nominee for Home Equity, LLC., its successors and assigns, as evidenced by an Appointment of Substitute Trustee of record in said Register's Office; and

WHEREAS, JPMorgan Chase Bank, National Association, the present owner and holder of said Deed of Trust, has requested the undersigned Substitute Trustee to sell the property described therein in accordance with the terms of said Deed of Trust; and

NOW, THEREFORE, notice is hereby given that the undersigned Substitute Trustee will on the 5th day of June, 2015 at or about 10:00 AM, at the Metropolitan City/County Courthouse Front Entrance, Nashville, Tennessee, offer for sale and sell at public outcry to the highest bidder for cash, the property described in said Deed of Trust, situated in Davidson County, Tennessee, and being more particularly described as follows:

Lot Number 26 on the Plan of Final Division of Forest Pointe, Phase II, of record in Book 7001, Page 135, Register's Office for said County, to which reference is made for a more complete description.

Address: 100 Wolf Forest Point, 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 zoning laws of the jurisdiction in which the property is located; any lien or right in lieu thereof arising from an act or omission of the property owner(s); and to any matters that an accurate survey of the premises might disclose.

If applicable, the following parties may claim a right to occupy the premises: CHANZUINE, DEANE D.; CHANZUINE, PATRICIA C.; FOREST POINTE HOMEOWNERS ASSOCIATION

The sale will be pursuant to the Servicemembers Civil Relief Act. If the sale is conducted and you qualify under the Act, you have the right to petition the court to reopen the sale.

The sale will be held open for ten days. Upon the expiration of the ten days, the Substitute Trustee will execute and deliver to the purchaser a deed conveying the property. The Substitute Trustee reserves the right to postpone the sale to another day, time, and place certain without further publication, upon announcement at the time and place set for the sale or any postponement thereof.

Wilson & Associates, P.L.L.C., Substitute Trustee

FOR SALE INFORMATION, VISIT WWW.PUBLICTRUSTEE.COM and WWW.SALES.PUBLIC.COM

May 22, 29, June 5, 2015 192579

20

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:

May 22, 2015
May 29, 2015
June 5, 2015

THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER

By: _____
Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this **5th** day of **June 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.mledger.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 **5th** day of **June 2015**.

_____
Notary Public

FPS

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

