RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Candice Byrd and Matthew Byrd

GRANTEE(s)
Lakeview Loan Servicing, 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 September 30, 2009 and recorded October 27, 2009, Document No. 20091027-0099192 in the Register's Office of Davidson County, Tennessee, Candice Byrd and Matthew Byrd conveyed to Mark A. Nobles, as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for Franklin American Mortgage Company, 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, Lakeview Loan Servicing, LLC has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on November 2, 2015, Document No. 20151102-0111528 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 Lakeview Loan Servicing, LLC 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 December 22, 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 Lakeview Loan Servicing, LLC, at and for the sum of $70,300.00, 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 Lakeview Loan Servicing, 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 Lakeview Loan Servicing, 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 Unit 667, TRACT NO. 19 SITE PLAN, ON THE PLAN OF NASHBORO VILLAGE NINETEEN CONDOMINIUMS, as shown on plat of record in Plat Book 5200, Page 80, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Candice Byrd and Matthew Byrd by Warranty Deed recorded October 27, 2009, Document No. 20091027-0099191 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 667 Long Hunter Court, Nashville, TN 37217.

Tax Parcel No.: 135 080A 667.00

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 Lakeview Loan Servicing, LLC, its successors and assigns.

Davidson County DEEDTRS
Recvd: 12/28/15 09:06 7 pgs
Fees:38.00 Taxes:260.11
20151228-0129552

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 23 day of Dec, 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 23 day of Dec, 2015.

_____
Notary Public

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

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 $70,300.00, 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 23 day of Dec, 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 23 day of Dec 2015

_____
Notary Public

My Commission Expires: 7/12/2024

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Lakeview Loan Servicing, LLC
One Fountain Plaza, 7th Floor
P.O. Box 840
Buffalo, NY 14203-1495

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

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 September 30, 2009, recorded October 27, 2009, Document No. 20091027-0099192 in the Register's Office of Davidson County, Tennessee, executed by Candice Byrd and Matthew Byrd in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Franklin American Mortgage Company, its successors and assigns to secure the payment of a Deed of Trust to Mortgage Electronic Registration Systems, Inc., as nominee for Franklin American Mortgage Company, 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 23 day of Dec, 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 23 day of Dec 2015.

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

_____
Notary Public

My Commission Expires: 7/12/2024

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 15 September 30, 2006, and the Deed of Trust of even date Securing the same recorded in Volume 22 [illegible] Document No. 20061027-0099150 in Office of the Register of Deeds for Davidson County, Tennessee, executed by Candice Byrd and Matthew Byrd, conveying certain property therein described to Wade T. Hopkins, as Trustee for Mortgage Electronic Registration Systems, Inc., as Nominee for Franklin American Mortgage Company, its successors and assigns and the undersigned, Wilson & Associates, P.L.L.C., having been appointed Successor Trustee by Lakeview Loan Servicing, LLC;

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable and that on behalf of Wilson & Associates, P.L.L.C., as Successor Trustee by virtue of the power duly and authority vested in and imposed upon said Successor Trustee by Lakeview Loan Servicing, LLC, I will on **December 22, 2015 on or about 10:00 AM**, central standard time, at the **The Historic Davidson County Courthouse, Cole Public Square, Nashville, Tennessee**, offer for sale at public outcry to the highest bidder for cash or certified funds (net at the sale location of the sale, or shortly thereafter, a bank or other funding institution approved by the Substitute Trustee. The sale will be made subject to unpaid taxes, any prior liens or encumbrances of record which are superior to the Deed of Trust, and property conditions existing as of the date of the sale, situated in Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 607, TRACT NO. 13 SITE PLAN, ON THE PLAN OF HASHBORO VILLAGE NINETEEN CONDOMINIUMS, as shown on plat of record in Plat Book 6300, Page 68, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property

ALSO KNOWN AS: 607 Long Hunter Court, Nashville, TN 37217

The sale is subject to all matters shown on any applicable recorded plat; any prior liens, any real estate taxes, assessments, owners association dues, fees, or assessments, and any and any rights of redemption of any governmental agency, state or federal. Any person or persons claiming an interest in the property sold at a foreclosure sale may seek an injunction to enjoin a foreclosure sale, but in the event that an injunction is not granted, the sole remedy for any person claiming an interest in the aforementioned property

DANIELLE BYRD

MATTHEW BYRD

The sale may be postponed or continued by the undersigned or the Successor Trustee without further notice. The right is reserved to adjourn the date 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. 309427**

DATED: October 21, 2015

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

Successor Trustee

FOR SALE INFORMATION: VISIT WWW.MYFORECLOSURE.COM and WWW.RESALTYTRAC.COM

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 nereto attached publication appeared in THE LEDGER on the following dates:

October 30, 2015
November 6, 2015
November 13, 2015

THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER

By: _____

Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this **13th** day of **November 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 **13th** day of **November 2015.**

_____ Notary Public _____

FPS

Department of Defense Manpower Data Center

Results as of Dec-23-2015 09:52:44 AM

SCRA 3.0

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: BYRD
First Name: CANDICE
Middle Name:
Active Duty Status As Of: Dec-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 Dec-23-2015 09:52:48 AM

SCRA 3.0

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: BYRD

First Name: MATTHEW

Middle Name:

Active Duty Status As Of: Dec-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

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, Tanisha Davis, 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's Signature

My Commission Expires: _____
Notary' Seal (if on paper)

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