THIS INSTRUMENT PREPARED BY:

RCO Legal, P.S.
2970 Clairmont Road NE, Suite 780
Atlanta, GA 30329
770-234-9181

RETURN TO:

Priority Trustee Services of TN, LLC
2970 Clairmont Road NE, Suite 780
Atlanta, Georgia 30329

Davidson County DEEDTRS
Recvd: 01/14/16 14:33 10 pgs
Fees:52.00 Taxes:0.00
20160114-0004103

CORRECTIVE SUBSTITUTE TRUSTEE'S DEED

THIS DOCUMENT IS BEING RECORDED TO ADD PREVIOUSLY OMITTED FEDERAL TAX LIEN INFORMATION. THIS DOCUMENT REPLACES THE SUBSTITUTE TRUSTEE'S DEED RECORDED IN INSTRUMENT No. 20151119-0117517

WHEREAS, by Deed of Trust dated 03/26/10, and recorded in the Register's Office of DAVIDSON County, Tennessee, at Instrument No. 20100401-0024672, Frank J Wilson (Deceased) conveyed to Larry A. Weissman, as Trustee, in the amount of $60,000.00 in favor of Mortgage Electronic Registration Systems, Inc. as nominee for Suntrust Mortgage, Inc., its successors and assigns the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument 201510200106560 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 the holder of said Note and Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the property was advertised for sale in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on 10/16/15, 10/23/15, 10/30/15, by which advertisement the sale was held on November 12, 2015, at the at the corner 6th & Broadway at Bridgestone Arena of the Davidson County, Nashville, Tennessee, Tennessee; and

WHEREAS, Federal Tax Lien(s) have been filed against the subject property in the Register's Office of DAVIDSON County, Tennessee, at Instrument No. 20100208-0009613. Notice of the sale was given to the United States pursuant to 26 U.S.C. 7425(b) and a copy is attached hereto as Exhibit "A". The response of the United States, if provided, is attached hereto as Exhibit "B". The property is subject to the right of the United States to redeem pursuant to 26 U.S.C. 7425(d)(1).

WHEREAS, at the time and place mentioned in said advertisement the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $94,500.00; and

WHEREAS Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America has complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust;

NOW, THEREFORE, in consideration of the premises and of the payment by Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned Priority Trustee Services of TN, LLC, as Substitute Trustee, does hereby grant, bargain, sell and convey unto Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America, its successors and assigns, in fee simple forever, the following described real property situated in the County of DAVIDSON, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 775 ON THE PLAN OF EDGE-O-LAKE ESTATES, SECTION 16 OF RECORD IN PLAT BOOK 4175, PAGE 157, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERNCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

MAP AND PARCEL NO.: 150-01-0-228.00

If the original sale date was postponed, such sale was postponed in accordance with the provisions of T.C.A. 35-5-101(f), and all announcements and notifications were made as required therein.

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto said Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America its successors and assigns forever, to whom the said, Priority Trustee Services of TN, LLC, as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under him, but not further nor otherwise.

IN TESTIMONY WHEREOF, Priority Trustee Services of TN, LLC, Substitute Trustee, has hereunto set his hand, this 14th day of January 2016.

Priority Trustee Services of TN, LLC
Substitute Trustee
By: Charity Bridgewater
Title: Assistant Vice President

STATE OF GEORGIA

COUNTY OF DEKALB

On this 14th day of January, 2016 before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Charity Bridgewater, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be the Assistant Vice President of Priority Trustee Services of TN, LLC, the within named bargainor, and as such officer or member being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer or member.

WITNESS my hand and Notarial Seal the day and year above written.

Notary Public

My Commission Expires: 2/8/2019

MANDISHA O COGER NOTARY PUBLIC MY COMMISSION EXPIRES FEBRUARY 8, 2019 CLAYTON COUNTY, GEORGIA

****

STATE OF GEORGIA

COUNTY OF DEKALB I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $94,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 14th day of January, 2016

Notary Public

My Commission Expires: 2/8/2019

File No. 7345.28701
Property Address: 442 CLEARWATER DR NASHVILLE, TN 37217

Mail Tax Notices To and Property Owner:

Seterus, Inc.
14523 SW Millikan Way, Suite 200
Beaverton, OR 97005

MANDISHA O COGER NOTARY PUBLIC MY COMMISSION EXPIRES FEBRUARY 8, 2019 CLAYTON COUNTY, GEORGIA

PRIORITY TRUSTEE SERVICES OF TN, LLC
SUBSTITUTE TRUSTEE
2970 Clairmont Road NE, Suite 780
Atlanta, GA 30329

PHONE: 770-234-9181
FAX: 770-234-9192

October 8, 2015

FedEx Tracking: 774692930175

Exhibit A

Area Director- Compliance
Attn: Technical Support – Foreclosure Sale
801 Broadway MDP 53
Nashville, TN 37203

Re: **Notice of Federal Tax Lien/Consent to Sell**

File No.:	**7345.28701**
Loan No.:	**xxxxxx7316**
Borrower(s):	**Frank J Wilson**
Property Address:	**442 CLEARWATER DR NASHVILLE, TN 37217**

Dear Sir(s) and/or Madam(s):

I am writing to advise you, in accordance with 26 U.S.C. 7425, that Seterus, Inc. has instituted foreclosure proceedings against the above-referenced property. The sale is scheduled to take place on 11/12/15. Enclosed is a copy of the Notice of Foreclosure Sale, which is being published in the DAVIDSON County legal newspaper. The recording information for the Deed of Trust, as well as the terms of sale and additional information can be found in this notice.

The title search of the DAVIDSON County records indicates that a federal tax lien(s) has/have been filed against certain parties thought to be the owners of the subject property. As required, we have attached a copy(ies) of the specific federal tax lien(s) found.

We are not certain that the parties named in the federal tax lien(s) are the same as the above-referenced borrower(s), or other predecessors in title. However, the names and social security numbers of the individual(s) against whom the above-referenced lien(s) are filed are as follows:

WILSON, FRANK J. 4778

The unpaid principal balance of the loan against the above-referenced property is approximately $55,278.51. Interest through the sale date is approximately $2,094.65. Costs and attorneys' fees associated with the sale should be approximately $2,500.00.

Please return an acknowledged receipt of this notice on the enclosed duplicate letter and return in the enclosed self-addressed envelope. If you should have any questions about this matter, please do not hesitate to contact this office.

Respectfully,

Priority Trustee Services of TN, LLC

File No.: 7345.28701

SUBSTITUTE TRUSTEE'S SALE

WHEREAS, default having been made in the payment of the debts and obligations secured by a Deed of Trust executed on 03/26/10, by Frank J Wilson to Larry A. Weissman, Trustee, for the benefit of Mortgage Electronic Registration Systems, Inc. as nominee for Suntrust Mortgage, Inc., its successors and assigns and appearing of record in Register's Office of DAVIDSON County, Tennessee, in Instrument No. 20100401-0024672; and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America and

WHEREAS, Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America, as the holder of the Note for which debt is owed, ("Note Holder"), appointed the undersigned, Priority Trustee Services of TN, LLC, as Substitute Trustee by instrument filed or to be filed for record in the Register's Office of DAVIDSON County, Tennessee, with all the rights, powers and privileges of the original Trustee named in said Deed of Trust; and

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable as provided in said Deed of Trust by the Note Holder, and that the undersigned, Priority Trustee Services of TN, LLC, Substitute Trustee, or its duly appointed attorneys or agents, by virtue of the power and authority vested in it, will on Thursday, November 12, 2015, commencing at 12:00 PM at the corner 6th & Broadway at Bridgestone Arena of the Davidson County, Nashville, Tennessee, , proceed to sell at public outcry to the highest and best bidder for cash or certified check only. The wiring of funds will not be accepted. The following described property situated in DAVIDSON County, Tennessee, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 775 ON THE PLAN OF EDGE-O-LAKE ESTATES, SECTION 16 OF RECORD IN PLAT BOOK 4175, PAGE 157, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERNCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

MAP AND PARCEL NO.: 150-01-0-228.00

PROPERTY ADDRESS: 442 CLEARWATER DR, NASHVILLE, TN 37217
CURRENT OWNER(S): Frank J. Wilson (Deceased), Dorothy Wilson (Deceased), Dawn Renee Adams and Amanda Currey

The sale of the above-described property shall be subject to all matters shown on any recorded plan; any unpaid taxes; any restrictive covenants, easements or set-back lines that may be applicable; any prior liens or encumbrances as well as any priority created by a fixture filing; and any matter that an accurate survey of the premises might disclose. Substitute Trustee will only convey any interest he/she may have in the property at the time of sale. Property is sold "as is, where is."

This sale is also subject to the right of redemption by the **INTERNAL REVENUE SERVICE, DEPARTMENT OF THE U.S. TREASURY,** pursuant to 26 U.S.C. 7425(d)(1) by reason of the following tax lien(s) of record in: Instrument No. 20100208-0009613. Notice of the sale has been given to the Internal Revenue Service in accordance with 26 U.S.C. 7425(b).

SUBORDINATE LIENHOLDERS: Suntrust Bank, Arrow Financial Services LLC, and Department of Treasury-Internal Revenue Service

For every lien or claim of lien of the state identified above, please be advised notice required by § 67-1-1433 (b)(1) was timely given and that any sale of the property herein referenced will be subject to the right of the state to redeem the land as provided for in § 67-1-1433(c)(1).

All right and equity of redemption, statutory or otherwise, homestead, and dower are expressly waived in said Deed of Trust, and the title is believed to be good, but the undersigned will sell and convey only as Substitute Trustee.

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.

PRIORITY TRUSTEE SERVICES OF TN, LLC
2970 Clairmont Road NE, Suite 780
Atlanta, Georgia 30329
770-234-9181
File No.: 7345.28701
Web Site: www.rcolegal.com

Nashville Ledger
10/16/15, 10/23/15, 10/30/15

Form 668 (Y)(c)
(Rev. February 2004)

3592

Department of the Treasury - Internal Revenue Service

Notice of Federal Tax Lien

Area:
SMALL BUSINESS/SELF EMPLOYED AREA #5
Lien Unit Phone: (800) 829-3903

Serial Number
621952410

For Optional Use by Recording Office

As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

BILL GARRETT, Davidson County
Trans:T20100007589 LIENFTL
Recvd: 02/08/10 09:22 1 pgs
Fees:12.00 Taxes:0.00
20100208-0009613

Name of Taxpayer AMANDA G CURREY

Residence 445 CEDARCLIFF RD
ANTIOCH, TN 37013-1303

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2005	XXX-XX-4842	03/09/2009	04/08/2019	11634.51
1040	12/31/2006	XXX-XX-4842	03/09/2009	04/08/2019	9536.58

Place of Filing
Register of Deeds
Davidson County
Nashville, TN 37201

Total $ 21171.09

This notice was prepared and signed at NASHVILLE, TN, on this,

the 29th day of January, 2010.

Signature K. A. Mitchell
for THERESA HARLEY

Title
ACS
(800) 829-3903

25-00-0008

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien
Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form 668(Y)(c) (Rev. 2-2004)
CAT. NO 60025X

PRIORITY TRUSTEE SERVICES OF TN, LLC
SUBSTITUTE TRUSTEE
2970 Clairmont Road NE, Suite 780
Atlanta, GA 30329

PHONE: 770-234-9181
FAX: 770-234-9192

October 8, 2015

EXHIBIT B

FedEx Tracking: 774692930175

Area Director- Compliance
Attn: Technical Support – Foreclosure Sale
801 Broadway MDP 53
Nashville, TN 37203

INTERNAL REVENUE SERVICE
ADVISORY
NASHVILLE, TN 37203-3811

OCT 09 2015

RECEIVED
TIME

Re: Notice of Federal Tax Lien/Consent to Sell

File No.:	7345.28701
Loan No.:	xxxxxx7316
Borrower(s):	Frank J Wilson
Property Address:	442 CLEARWATER DR NASHVILLE, TN 37217

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We are not certain that the parties named in the federal tax lien(s) are the same as the above-referenced borrower(s), or other predecessors in title. However, the names and social security numbers of the individual(s) against whom the above-referenced lien(s) are filed are as follows:

WILSON, FRANK J. 4778

The unpaid principal balance of the loan against the above-referenced property is approximately $55,278.51. Interest through the sale date is approximately $2,094.65. Costs and attorneys' fees associated with the sale should be approximately $2,500.00.

Please return an acknowledged receipt of this notice on the enclosed duplicate letter and return in the enclosed self-addressed envelope. If you should have any questions about this matter, please do not hesitate to contact this office.

Respectfully,

Priority Trustee Services of TN, LLC

File No.: 7345.28701

True Copy Certification

I, ***Sheretha M. Edwards,*** 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.

Sheretha M. Edwards
Signature

State of Georgia
County of DeKalb

Personally appeared before me, Mandisha O. Coger a notary public for this county and state, **Sheretha M. Edwards**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Mandisha O Coger
Notary's Signature
My Commission Expires: 2/8/2019
Notary' Seal (if on paper)

