RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
James Barry Ashton, as trustee of the James Barry Ashton Living Trust

GRANTEE(s)
WANDA WILLIAMS

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

Davidson County DEEDTRS
Recvd: 02/23/16 14:20 6 pgs
Fees:33.00 Taxes:371.85
20160223-0017240

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated April 2, 2008 and recorded April 7, 2008, Document No. 20080407-0034843 in the Register's Office of Davidson County, Tennessee, James Barry Ashton, as trustee of the James Barry Ashton Living Trust, conveyed to Brant Phillips, as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for Acopia, 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, Wells Fargo Bank, N.A. has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on December 28, 2015, Document No. 201512280129546 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 February 4, 2016, 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 WANDA WILLIAMS, at and for the sum of $100,500.00, 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 WANDA WILLIAMS 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 WANDA WILLIAMS, 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 No. 20 on the Plan of Primrose Meadows, Section 1, as shown by plat of record in Plat Book 4675, Page 18, in the Register's Office for Davidson County, Tennesseen to which plat reference is hereby made for a more complete description.
>
> (Legal description revised in accordance with Scrivener's Affidavit recorded in Davidson County, Tennessee, on June 18, 2008, as Instrument No. 20080618-0062702.)
>
> Being the same property conveyed to James Barry Ashton by Warranty Deed recorded November 12, 2001 in Instrument No. 20011112-0123919, in the Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 193 -195 Connare Drive, Madison, TN 37115.
>
> Tax Parcel No.: 033-16-053.00

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 WANDA WILLIAMS, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this

9 day of Feb, 2016.

Wilson & Associates, PLLC

By: _____
Maria Yoder
Wilson & Associates, PLLC
TN Bar # 30713

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Maria Yoder, 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 9 day of Feb, 2016.

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 $100,500.00, 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 19th day of Feb, 2016

_____
WANDA WILLIAMS

ACKNOWLEDGMENT

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Wanda Williams, 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 this 19th day of Feb, 2016.

_____
Notary Public

My Commission Expires: 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
WANDA WILLIAMS
1804 BROOKVALLEY PLACE
MT JULIET, TN 37122

512694990

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 April 2, 2008, recorded April 7, 2008, Document No. 20080407-0034843 in the Register's Office of Davidson County, Tennessee, executed by James Barry Ashton and James Barry Ashton, as trustee of the James Barry Ashton Living Trust in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Acopia, LLC, its successors and assigns to secure the payment of a Deed of Trust to Mortgage Electronic Registration Systems, Inc., as nominee for Acopia, 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 9 day of Feb, 2024.

Wilson & Associates, PLLC

By: _____
Maria Yoder, Attorney
Wilson & Associates, PLLC
TN Bar 30713

ACKNOWLEDGMENT

STATE OF Arkansas

COUNTY OF Pulaski

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Maria Yoder, 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 9 day of Feb., 2024.

_____
Notary Public

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

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 formance of the covenants, terms, and nditions of a Deed of Trust Note dated il 2, 2008, and the Deed of Trust of even e securing the same, recorded April 7, 08, Document No. 20080407-0034843, d modified on May 6, 2018, in Book No. 080506-0046662 in Office of the Register Deeds for Davidson County, Tennessee, ecuted by James Barry Ashton and James rry Ashton, as trustee of the James Barry hton Living Trust, conveying certain property rein described to Brant Phillips as Trustee Mortgage Electronic Registration Systems, ., as nominee for Acopia, LLC, its suc- ssors and assigns; and the undersigned, lson & Associates, P.L.L.C., having been pointed Successor Trustee by Wells Fargo nk, N.A..

NOW, THEREFORE, notice is hereby given at the entire indebtedness has been declared e and payable; and that an agent of Wilson & sociates, P.L.L.C., as Successor Trustee, by tue of the power, duty, and authority vested and imposed upon said Successor Trustee, Wells Fargo Bank, N.A., will, on **February 2016 on or about 10:00 AM, at the The storic Davidson County Courthouse, One blic Square, Nashville, Tennessee,** offer for le certain property hereinafter described to e highest bidder FOR certified funds paid at e conclusion of the sale, or credit bid from bank or other lending entity pre-approved by e successor trustee. The sale is free from all emptions, which are expressly waived in the eed of Trust, said property being real estate uated in Davidson County, Tennessee, and ing more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Primrose Meadows, Section 1, as shown by plat of record in Plat Book 4675, Page 18, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
(Legal description revised in accordance with Scrivener's Affidavit recorded in Davidson County, Tennessee, on June 18, 2008, as Instrument No. 20080618-0062702.)
ALSO KNOWN AS: 193-195 Connare Drive, Madison, TN 37115

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:
JAMES BARRY ASHTON
JAMES BARRY ASHTON, AS TRUSTEE OF THE JAMES BARRY ASHTON LIVING TRUST

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. 301844**

DATED December 18, 2015
WILSON & ASSOCIATES, P.L.L.C.,
Successor Trustee

FOR SALE INFORMATION, VISIT WWW. MYFIR.COM and WWW.REALTYTRAC.COM
Jan. 1, 8, 15, 2016 FII30308

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, Maury, Knox, Anderson, Blount and Sevier counties in Tennessee, states that the hereto attached publication appeared in THE LEDGER on the following dates:

January 1, 2016
January 8, 2016
January 15, 2016

THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER

By: _____
Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this **15th** day of **January 2016,** 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 **15th** day of **January 2016.**

_____
Notary Public

FPS

Department of Defense Manpower Data Center

Results as of : Feb-08-2016 12:25:12 PM

SCRA 3.0

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: ASHTON
First Name: JAMES
Middle Name: BARRY
Active Duty Status As Of: Feb-08-2016

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

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-5-2018

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11.5.2018
STATE OF TENNESSEE