RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
George Benson

GRANTEE(s)
Sheri Prosser

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

BILL GARRETT, Davidson County
Trans:T20160025526 DEEDTRS
Recvd: 03/30/16 10:20 6 pgs
Fees:33.00 Taxes:199.80
20160330-0029853

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated February 19, 2008 and recorded February 25, 2008, Document No. 20080225-0017999 in the Register's Office of Davidson County, Tennessee, George Benson conveyed to All-Star Title Inc., 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, Ditech Financial LLC has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on December 28, 2015, Document No. 201512280129543 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 Ditech Financial 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 March 16, 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 Sheri Prosser, at and for the sum of $54,000.00, 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 Sheri Prosser 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 Sheri Prosser, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> The land referred to in this Commitment is described as follows: Land in Davidson County, Tennessee, being the easterly 34.5 feet of the westerly 97.5 feet of Lot No. 382 on the Map of McGavock, Wetmore and Other's 2 nd Addition to Nashville, called the "Town of McGavock", as of record in Book 21, page 41, Register's Office for said County, and described according to a survey and plat by Norris Hickerson, Surveyor, August 20, 1949, as follows: Beginning at a point 107 feet westerly of the west margin on 17 th Avenue North, running thence with the southerly margin of Cockrill Street N 52 deg. E 34.5 feet to a point; then S 39 deg. E 75 feet to a point in the northerly margin of an alley, said point being 97.5 feet easterly of a 16-foot alley, running thence with northerly margin of alley, S 52 deg. W 34.5 feet to a point, running thence N 38 deg. W 75 feet to a point of beginning. Being the same property conveyed to Grantee in Warranty Deed, as filed at in the Register's Office of Davidson County.
>
> Being the same property conveyed to George Benson by Warranty Deed recorded February 19, 2008 in Instrument No. 200802250017998, in the Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 1705 Cockrill Street, Nashville, TN 37208.
>
> Tax Parcel No.: 081-15-226.00

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 Sheri Prosser, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 18 day of March, 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 18 day of March, 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 $54,000.00, 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 _____ day of _____, _____

_____
Sheri Prosser

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, _____, 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 _____ this _____ day of _____, _____.

_____
Notary Public

My Commission Expires: _____

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Sheri Prosser
1807 Joseph Hayes Ct.
Mt. Juliet, TN 37122

1706549050

W&A No. 307858
Ditech Financial LLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 54,000
_____, Affiant
Subscribed and sworn before me this the
30 Day of March, 2016
_____, Deputy Register

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 February 19, 2008, recorded February 25, 2008, Document No. 20080225-0017999 in the Register's Office of Davidson County, Tennessee, executed by George Benson 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 18 day of March, 2016.

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 18 day of March, 2016.

_____
Notary Public

My Commission Expires: 7/12/2024

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

Department of Defense Manpower Data Center

Results as of : Mar-18-2016 05:36:31 AM

SCRA 3.0

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: BENSON

First Name: GEORGE

Middle Name:

Active Duty Status As Of: Mar-18-2016

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

Department of Defense Manpower Data Center

Results as of : Mar-18-2016 05:36:31 AM

SCRA 3.0

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: BENSON

First Name: LOIS

Middle Name:

Active Duty Status As Of: Mar-18-2016

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
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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 rformance of the covenants, terms, and nditions of a Deed of Trust Note dated Febru- y 19, 2008, and the Deed of Trust of even ite securing the same, recorded February 25,)08, Document No. 20080225-0017999, in fice of the Register of Deeds for Davidson unty, Tennessee, executed by George inson, conveying certain property therein scribed to All-Star Title Inc. as Trustee for rtgage Electronic Registration Systems, Inc. nominee for Franklin American Mortgage mpany, its successors and assigns; and the dersigned, Wilson & Associates, P.L.L.C., ving been appointed Successor Trustee by ech Financial LLC.

NOW, THEREFORE, notice is hereby given it the entire indebtedness has been declared e and payable; and that an agent of Wilson & sociates, P.L.L.C., as Successor Trustee, by ue of the power, duty, and authority vested nd imposed upon said Successor Trustee, Ditech Financial LLC, will, on **March 16, 16 on or about 10:00 AM, at the Bridge- ne Arena, Nashville, Tennessee,** offer for e certain property hereinafter described to highest bidder FOR **certified funds** paid at conclusion of the sale, or credit bid from ank or other lending entity pre-approved by successor trustee. The sale is free from all mptions, which are expressly waived in the d of Trust, said property being real estate ated in Davidson County, Tennessee, and ng more particularly described as follows: **he land referred to in this Commitment described as follows: Land in Davidson ounty, Tennessee, being the easterly 34.5 et of the westerly 97.5 feet of Lot No. 382 n the Map of McGavock, Wetmore and ther's 2 nd Addition to Nashville, called ie "Town of McGavock", as of record in ook 21, page 41, Register's Office for ild County, and described according to survey and plat by Norris Hickerson, urveyor, August 20, 1949, as follows:**

Beginning at a point 107 feet westerly of the west margin on 17 th Avenue North, running thence with the southerly margin of Cockrill Street N 52 deg. E 34.5 feet to a point; then S 39 deg. E 75 feet to a point in the northerly margin of an alley, said point being 97.5 feet easterly of a 16-foot alley, running thence with northerly margin of alley, S 52 deg. W 34.5 feet to a point, running thence N 38 deg. W 75 feet to a point of beginning. Being the same property conveyed to Grantee in Warranty Deed, as filed at in the Register's Office of Davidson County.

ALSO KNOWN AS: 1705 Cockrill Street, Nashville, TN 37208

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:

GEORGE BENSON
ESTATE OF GEORGE BENSON
HEIR(S) OF GEORGE BENSON
LOIS E. BENSON
GEORGE N. BENSON AND LOIS E. BENSON REVOCABLE 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. 307858**

DATED February 9, 2016

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

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

Feb. 19, 26, Mar. 4, 2016 FI130960

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:

February 19, 2016
February 26, 2016
March 4, 2016

THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER

By: _____

Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this **4th** day of **March 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 **4th** day of **March 2016.**

_____
Notary Public

FPS