RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Barbara A. Nicholson

GRANTEE(s)
Nationstar Mortgage LLC d/b/a
Champion Mortgage Company

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

Davidson County DEEDTRS
Recvd: 04/04/16 09:04 6 pgs
Fees:33.00 Taxes:1281.90
20160404-0031409

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated July 20, 2011 and recorded August 24, 2011, Document No. 20110824-0065591 in the Register's Office of Davidson County, Tennessee, Barbara A. Nicholson conveyed to Paradise Settlement Services, as Trustee for Mortgage Electronic Registration Systems, Inc., as a nominee for American Advisors Group, 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, Nationstar Mortgage LLC d/b/a Champion Mortgage Company has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on March 4, 2016, Document No. 20160304-0020880, in Book No. NA, at Page NA 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 Nationstar Mortgage LLC d/b/a Champion Mortgage Company 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 30, 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 Nationstar Mortgage LLC d/b/a Champion Mortgage Company, at and for the sum of $346,460.79, 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 Nationstar Mortgage LLC d/b/a Champion Mortgage Company 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 Nationstar Mortgage LLC d/b/a Champion Mortgage Company, 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. 71 ON THE PLAN OF SECTION FOUR, MYRTLEWOOD ESTATES, OF RECORD IN BOOK 6200, PAGE 214, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 71 FRONTS 125.00 FEET ON THE WESTERLY MARGIN OF DEER WAY DRIVE AND EXTENDS BACK 114.71 FEET ON THE NORTHERLY LINE AND 218.911 FEET ON THE SOUTHERLY LINE TO A BROKEN LINE IN THE REAR, MEASURING 185.34 FEET THEREON.

Being the same property conveyed to Barbara A. Nicholson by Executor's Deed recorded July 13, 2011, as Instrument No. 20110713-0053514 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 5517 Deer Way Drive, Nashville, TN 37211.

Tax Parcel No.: 072 02 0 077.00

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 Nationstar Mortgage LLC d/b/a Champion Mortgage Company, its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 1 day of April, 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 1st day of April, 2016.

MELISSA ROCHESTER COMM. EXP. 11-20-2016 No. 12357725 LONOKE COUNTY NOTARY PUBLIC - ARKANSAS

_____
Notary Public

My Commission Expires: 11-20-2016

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 $346,460.79, 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 1 day of April, 2016

Wilson & Associates, PLLC

By: _____
Maria Yoder
Wilson & Associates, PLLC, as Agent of Grantee
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, this 1st day of April, 2016.

_____
Notary Public

My Commission Expires: 11-28-2016

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Nationstar Mortgage LLC d/b/a Champion Mortgage Company
8950 Cypress Water Boulevard
Coppell, TX 75019

MELISSA ROCHESTER COMM. EXP. 11-20-2016 No. 12357725 LONOKE COUNTY NOTARY PUBLIC - ARKANSAS

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 20, 2011, recorded August 24, 2011, Document No. 20110824-0065591 in the Register's Office of Davidson County, Tennessee, executed by Barbara A. Nicholson in favor of Mortgage Electronic Registration Systems, Inc., as a nominee for American Advisors Group, its successors and assigns to secure the payment of a Deed of Trust to Mortgage Electronic Registration Systems, Inc., as a nominee for American Advisors Group, 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 1 day of April, 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 1st day of April, 2016.

_____
Notary Public

My Commission Expires: 11.20.2016

MELISSA ROCHESTER
COMM. EXP.
11-20-2016
No. 12357725
LONOKE
COUNTY
NOTARY PUBLIC - ARKANSAS

Department of Defense Manpower Data Center

Results as of : Mar-31-2016 06:52:24 AM

SCRA 3.0

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: NICHOLSON
First Name: BARBARA
Middle Name:
Active Duty Status As Of: Mar-31-2016

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

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 ly 20, 2011, and the Deed of Trust of even te securing the same, recorded August 24, 11, Document No. 20110824-0065591, in fice of the Register of Deeds for Davidson unty, Tennessee, executed by Barbara A. cholson, conveying certain property therein scribed to Paradise Settlement Services as ustee for Mortgage Electronic Registration stems, Inc., as a nominee for American visors Group, its successors and assigns; d the undersigned, Wilson & Associates, L.L.C., having been appointed Successor ustee by Nationstar Mortgage LLC d/b/a ampion Mortgage Company.

NOW, THEREFORE, notice is hereby given at the entire indebtedness has been de-ared due and payable; and that an agent of lson & Associates, P.L.L.C., as Successor ustee, by virtue of the power, duty, and thority vested in and imposed upon said ccessor Trustee, by Nationstar Mortgage C d/b/a Champion Mortgage Company, l, on **March 30, 2016 on or about 10:00 ., at the Bridgestone Arena, Nashville, nnessee,** offer for sale certain property reinafter described to the highest bidder R **certified funds** paid at the conclusion of sale, or credit bid from a bank or other ding entity pre-approved by the successor stee. The sale is free from all exemptions, ich are expressly waived in the Deed of st, said property being real estate situated Davidson County, Tennessee, and being re particularly described as follows:

AND IN DAVIDSON COUNTY, TENNES-EE, BEING LOT NO. 71 ON THE PLAN OF SECTION FOUR, MYRTLEWOOD ESTATES, OF RECORD IN BOOK 6200, PAGE 214, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 71 FRONTS 125.00 FEET ON THE WESTERLY MARGIN OF DEER WAY DRIVE AND EXTENDS BACK 114.71 FEET ON THE NORTHERLY LINE AND 218.911 FEET ON THE SOUTHERLY LINE TO A BROKEN LINE IN THE REAR, MEASURING 185.34 FEET THEREON.

ALSO KNOWN AS: 5517 Deer Way Drive, Nashville, TN 37211

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:

BARBARA A. NICHOLSON

MIDLAND FUNDING, LLC, AS SUCCESSOR IN INTEREST TO GE MONEY BANK JC

SECRETARY OF HOUSING AND URBAN DEVELOPMENT

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. 311038**

DATED January 29, 2016

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

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

Feb. 5, 12, 19, 2016 FII30775

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 5, 2016
February 12, 2016
February 19, 2016

THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER

By: _____

Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this **19th** day of **February 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 **19th** day of **February 2016.**

_____
Notary Public

FPS

True Copy Certification

I, Maria Yoder, 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, Maria Yoder 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: 11 20 2016
Notary' Seal (if on paper)

