RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Marsha Joe Ann Scales

GRANTEE(s)
Eric Sox and George Brandt Joint tenants with rights of survivorship

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

BILL GARRETT, Davidson County
Trans:T20160039182 DEEDTRS
Recvd: 05/11/16 10:05 3 pgs
Fees:18.00 Taxes:272.32
20160511-0046706

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated October 10, 2000 and recorded October 18, 2000, Document No. 20001018-0103208 in the Register's Office of Davidson County, Tennessee, Marsha Joe Ann Scales conveyed to Morris, Schneider, Prior LLC, as Trustee for Option One Mortgage Corporation, 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. as Trustee for Option One Mortgage Loan Trust 2000-D, Asset-Backed Certificates, Series 2000-D has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on March 31, 2016, Document No. 20160331-0030707 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. as Trustee for Option One Mortgage Loan Trust 2000-D, Asset-Backed Certificates, Series 2000-D 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 May 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 Eric Sox and George Brandt Joint tenants with rights of survivorship, at and for the sum of $73,600.00, 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 Eric Sox and George Brandt Joint tenants with rights of survivorship 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 Eric Sox and George Brandt Joint tenants with rights of survivorship, 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. 241 on the Plan of Buena Vista Estates, Section 6, of record in Book 4460, Page 85, Register's Office for said County. Said Lot No. 241 fronts 80.02 feet on the easterly side of Sunnyview Court, and extends back 112.9 feet on the northerly line and 152.0 feet on the southerly line, to a broken line in the rear, measuring 106.9 feet thereon.
>
> Being the same property conveyed to Marsha Joe Ann Scales by Warranty Deed recorded September 13, 1985 in Instrument No. 36241, in the Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 3004 Sunnyview Court, Nashville, TN 37218-1622.
>
> Tax Parcel No.: 05905023600

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 Eric Sox and George Brandt Joint tenants with rights of survivorship, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 10 day of May, 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 6 day of May, 2016.

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

_____
Notary Public

My Commission Expires: 11.20.16

AFFIDAVIT 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 $73,600.00, 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 11 day of May, 2016

_____
Eric Sox

_____
George Brandt

ACKNOWLEDGMENT

STATE OF Tenn
COUNTY OF Davidson

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 _____, _____.

L. Chandler, Dep. Reg
~~Notary Public~~

~~My Commission Expires:~~ _____

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Eric Sox and George Brandt Joint tenants with rights of survivorship
7051 Hwy 70 South-315
Nashville, TN 37221

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 October 10, 2000, recorded October 18, 2000, Document No. 20001018-0103208 in the Register's Office of Davidson County, Tennessee, executed by Marsha Joe Ann Scales in favor of Option One Mortgage Corporation to secure the payment of a Deed of Trust to Option One Mortgage Corporation.

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 6 day of May, 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 6 day of May, 2016.

_____
Notary Public

My Commission Expires: 11-20-2016

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