RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Angela M. Palmer and Bruce J. Palmer

GRANTEE(s)
Maria Cortez

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:T20160046010 DEEDTRS
Recvd: 06/01/16 11:34 7 pgs
Fees:38.00 Taxes:484.70
20160601-0054995

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated May 31, 2001 and recorded June 13, 2001, Document No. 20010613-0062588 in the Register's Office of Davidson County, Tennessee, Angela M. Palmer and Bruce J. Palmer conveyed to Cumberland Title Co., as Trustee for Franklin American Mortgage Company, 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, NA has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on February 16, 2016, Document No. 20160216-0013963 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, NA 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 3, 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 Maria Cortez, at and for the sum of $131,000.00, 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 Maria Cortez 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 Maria Cortez, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Being Lot No. 33 on the Plan of Southfork, Section One, as of record in Plat Book 6250, Page 384, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description. Being the same property conveyed to Bruce J. Palmer and wife, Angela M. Palmer in Warranty Deed, as filed at Instrument Number 20010613-0062587 in the Register's Office of Davidson County.
>
> Being the same property conveyed to Angela M. Palmer and Bruce J. Palmer by Warranty Deed recorded June 13, 2001 in Instrument No. 20010613-0062587, in the Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 4236 Brackenwood Drive, Old Hickory, TN 37138-4215.
>
> Tax Parcel No.: 064-09-193.00

The above-described property is conveyed subject to the rights of the State of Tennessee to redeem the property as provided for in §67-1-1433(c)(1).

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 Maria Cortez, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 7 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 7 day of March, 2016.

_____
Notary Public

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

My Commission Expires: 7/12/2021

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 $131,000.00, 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 _____, _____

_____
Maria Cortez

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:
Maria Cortez
3644 Anderson Rd
Nashville, TN 37217

0101581631

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 131,000
Maria Cortez, **Affiant**
Subscribed and sworn before me this the
1ST **Day of** June, 2016.
S. Chandler, **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 May 31, 2001, recorded June 13, 2001, Document No. 20010613-0062588 in the Register's Office of Davidson County, Tennessee, executed by Angela M. Palmer and Bruce J. Palmer in favor of Franklin American Mortgage Company to secure the payment of a Deed of Trust to Franklin American Mortgage Company.

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 7 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 7 day of March 2016.

TANISHA DAVIS
JEFFERSON COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires July 12, 2024
Commission # 12399736

_____
Notary Public

My Commission Expires: 7/12/2024

Department of Defense Manpower Data Center

Results as of : Mar-04-2016 03:20:45 PM

SCRA 3.0

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: PALMER
First Name: ANGELA
Middle Name: M.
Active Duty Status As Of: Mar-04-2016

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-04-2016 03:20:45 PM

SCRA 3.0

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: PALMER
First Name: BRUCE
Middle Name:
Active Duty Status As Of: Mar-04-2016

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

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

AFFIDAVIT OF COMPLIANCE
WITH 26 U.S.C. §7425 (b) & 26 U.S.C. §7425 (c)

COUNTY OF PULASKI
STATE OF ARKANSAS

This 7 day of March, 2016, personally appearing before the undersigned, Maria Yoder, who states as follows:

That I am more than 18 years of age, suffer no legal disability

That default occurred on Deed of Trust dated May 31, 2001, executed by Angela M. Palmer and Bruce J. Palmer, as mortgagor(s), in favor of Cumberland Title Co. as Trustee for Franklin American Mortgage Company, and recorded June 13, 2001, Document No. 20010613-0062588 in the Register's Office of Davidson County, Tennessee, encumbering the below-described property:

> Being Lot No. 33 on the Plan of Southfork, Section One, as of record in Plat Book 6250, Page 384, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description. Being the same property conveyed to Bruce J. Palmer and wife, Angela M. Palmer in Warranty Deed, as filed at Instrument Number 20010613-0062587 in the Register's Office of Davidson County.
>
> Being the same property conveyed to Angela M. Palmer and Bruce J. Palmer by Warranty Deed recorded June 13, 2001 in Instrument No. 20010613-0062587, in the Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 4236 Brackenwood Drive, Old Hickory, TN 37138-4215.

That a foreclosure sale of said property was scheduled for sale on March 3, 2016.

That the Davidson County records indicated the following lien(s) in favor of the State of Tennessee, Department of Labor & Workforce Development, on the above referenced property, filed of record on April 2, 2015, in the real estate records of Davidson County, Tennessee.

That, pursuant to Tenn. Code Ann. § 67-1-1433(b)(2)(A), notice of said sale, along with a copy of each lien in favor of the State of Tennessee, Department of Labor & Workforce Development, was provided to the State of Tennessee, Department of Labor & Workforce Development at least 25 days prior to the date of sale.

That, the notice letter to the State of Tennessee, Department of Labor & Workforce Development was mailed out via overnight mail on 4th day of January, 2016 and the tracking number for said notice letter is 9214890000237900655509 (See Attachment).

That the trustee has not received a response to the notice of sale; as such none can be attached to the trustee's deed.

WILSON AND ASSOCIATES, P.L.L.C.

By: _____
Maria Yoder, Attorney
Wilson & Associates, PLLC

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Before me, the undersigned, 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.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public

My Commission Expires: 7/12/2024

TANISHA DAVIS
JEFFERSON COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires July 12, 2024
Commission # 12699735