RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Benjamin Mabry and Mary Meigie Mabry

GRANTEE(s)
Diana Vraney

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: 06/01/16 13:44 5 pgs
Fees:28.00 Taxes:466.20
20160601-0055064

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated March 13, 2013 and recorded March 19, 2013, Document No. 20130319-0027094 in the Register's Office of Davidson County, Tennessee, Benjamin Mabry and Mary Meigie Mabry conveyed to Old Republic Title Company of Tennessee, as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for State Farm Bank, F.S.B., 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, State Farm Bank, F.S.B. has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on January 19, 2016, Document No. 201601190004628 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 State Farm Bank, F.S.B. 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 2, 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 Diana Vraney, at and for the sum of $126,000.00, 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 Diana Vraney 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 Diana Vraney, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 15 ON THE PLAN SECTION II B MONTE CARLO AS OF RECORD IN PLAT BOOK 5050, PAGE 99, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION. Being the same property conveyed to Benjamin Mabry, a married man in Warranty Deed, as filed at Instrument Number 20130319-0027093 in the Register's Office of Davidson County.

Being the same property conveyed to Benjamin Mabry by Warranty Deed recorded March 19, 2013 in Instrument No. 20130319-0027093, in the Register's Office for Davidson County, Tennessee.

Commonly known as: 620 Cedarmont Drive, Antioch, TN 37013.

Tax Parcel No.: 173-01-138.00

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 Diana Vraney, 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.

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 $126,000.00, 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 22nd day of April, 2016

Diana Vraney

ACKNOWLEDGMENT

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Diana Vraney, 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 22nd day of April, 2016.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Diana Vraney
7020 Legacy Dr.
Antioch, TN 37013

1731585390

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 March 13, 2013, recorded March 19, 2013, Document No. 20130319-0027094 in the Register's Office of Davidson County, Tennessee, executed by Benjamin Mabry and Mary Meigie Mabry in favor of Mortgage Electronic Registration Systems, Inc., as nominee for State Farm Bank, F.S.B., its successors and assigns to secure the payment of a Deed of Trust to Mortgage Electronic Registration Systems, Inc., as nominee for State Farm Bank, F.S.B., 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 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.

_____
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 ... of the covenants, terms, and ... , 2013, and the Deed of Trust given there ... , current No. 20130918-0093693, in Office ... Register of Deeds for Davidson County, ... executed by Benjamin Henry ... Mary Cecile Mabry, conveying certain ... property described in said Deed of ... Trustee, as Trustee, for ... , as ... by Stearns Bank, F.S.B., its ... and assigns, which Deed of Trust was ... and Substitute Trustee by Stearns Bank, F.S.B.;

NOW, THEREFORE, notice is hereby given ... the undersigned will proceed to advertise and ... said property and sell the same for cash ... Wilson & Associates, P.L.L.C., as Substitute Trustee, by ... of the power, duty, and authority vested ... the aforesaid Deed of Trust by Stearns Bank, F.S.B., at ... on March 2, 16 on or about 10:00 AM. at the Bridgeo ... Avenue, Nashville, Tennessee, offer for ... certain property hereinafter described to ... highest bidder FOR certified funds pay ... consideration of the sale, or certified ... from any other lending institution approved by ... Successor Trustee. The property to be sold ... improvements, which are located/situated in the ... of Trust, said property being real estate ... situated in Davidson County, Tennessee, and ... more particularly described as follows:

CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 18 ON THE PLAN SECTION D OF MONTE CARLO AS OF RECORD IN PLAT BOOK 6060, PAGE 96, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION. Being the same property conveyed to Benjamin Henry ... a married man in Warranty Deed, recorded on ... Instrument Number 20130918-0093693 in the Register's Office of Davidson County. ALSO KNOWN AS: 620 Cockerham Drive, Ashland, TN 37013

... is sale is subject to all matters shown ... any applicable recorded plat; any interest ... taxes; any restrictive covenants, easements ... or servitudes that may be applicable; any ... statutory rights of redemption of any governmental agency, state or federal, and any ... and ... by reason of liens, suits or judgments ... by or against the ... or any matter that ... search of the premises might reveal. ... addition, the following conditions may ... a part ... this above referenced property:

BENJAMIN HENRY
MARY CECILE MABRY

... The successful bidder at this foreclosure ... shall deposit with the Substitute Trustee's agent ... at the time of ... The right is reserved to adjourn ... day of the sale to another day, time, and ... announcement at the time and place for the ... set forth above. W&A No. 311232

DATED: January 18, 2016

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

FOR SALE INFORMATION, VISIT WWW.[illegible].COM and WWW.REALTYTRAC.COM

Jan 29, Feb 5, 12, 2016 ... TNNP

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 herein attached publication appeared in THE LEDGER on the following dates:

January 29, 2016
February 5, 2016
February 12, 2016

THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER

By: _____

Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE:

On this **12th** 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 – 1-2-120.

WITNESS my hand and Official Seal at office this **12th** day of **February 2016.**

_____
Notary Public

FPS

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

