RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Eliseo Rodriguez

GRANTEE(s)
Wells Fargo Bank, NA

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: 07/08/16 12:09 6 pgs
Fees:33.00 Taxes:308.80
20160708-0070086

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated May 31, 2002 and recorded June 12, 2002, Document No. 20020612-0071665 in the Register's Office of Davidson County, Tennessee, Eliseo Rodriguez conveyed to Tonya Esquibel, as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for CTX Mortgage Company, LLC, 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, Wells Fargo Bank, NA has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on October 3, 2014, Document No. 20141003-0091486 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 November 20, 2014, 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 Wells Fargo Bank, NA, at and for the sum of $83,460.00, that being the highest and best bid offered; and

WHEREAS, pursuant to the attached Department of Defense DMDC status report, 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. 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).

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 Wells Fargo Bank, NA 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 Wells Fargo Bank, NA, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

A tract or parcel of land in the 10th Councilmanic District of the Metropolitan Government of Nashville and Davidson County, Tennessee, being all of the remainder of Lot Number 167 on the Map of Battlewood, Section Two, of record in Book 1835, Pages 95 and 96, Register's Office for said County, not used as a right of way as shown on a survey made by the State of Tennessee, Department of Highway Project S-6326, Tract 13.

Beginning at a point where the lot line between Lots 167 and 168 intersects the East margin of Drummond Drive; thence Easterly 221.51 feet along said lot line to the West right-of-way line of the N.C. and St. L. Railroad; thence Southerly 81.41 feet, more or less, along said right-of-way line to the North margin of Briley Parkway; thence South 74 degrees 08 feet 16 inches West 200 feet, more or less, along the North margin of Briley Parkway the same being parallel to and 120 feet from the centerline of Briley Parkway to a point on the East margin of Drummond Drive; thence Northerly 32.3 feet, more or less, along the East margin of Drummond Drive to the point of beginning.

Being the same property conveyed to Eliseo Rodriguez by Warranty Deed recorded June 12, 2002, as Instrument No. 20020612-0071664, Register's Office for Davidson County, Tennessee.

Commonly known as: 808 Drummond Drive, Nashville, TN 37211.

Tax Parcel No.: 119 12 140.00

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 Wells Fargo Bank, NA, its successors and assigns.

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

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

_____
Notary Public

My Commission Expires: 11.20.16

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 $83,460.00, 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 1 day of July, 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 1 day of July, 2016.

Melissa Rochester
Notary Public

My Commission Expires: 11.20.16

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Wells Fargo Bank, NA
1000 Blue Gentian Road
N9286-01Y
Eagan, MN 55121



Department of Defense Manpower Data Center

Results as of : Jul-01-2016 08:44:01 AM

SCRA 3.0

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: RODRIGUEZ
First Name: ELISEO
Middle Name:
Active Duty Status As Of: Jul-01-2016

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 performance of the covenants, terms, and conditions of a Deed of Trust Note dated May 31, 2002, and the Deed of Trust of even date securing the same, recorded June 12, 2002, as Instrument No. 20020612-0071685 in Office of the Register of Deeds for Davidson County, Tennessee, executed by Eliseo Rodriguez, conveying certain property therein described to Tonya Esquivel as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for GTX Mortgage Company, LLC, its successors and assigns, and the undersigned, Wilson & Associates, P.L.L.C., having been appointed Successor Trustee.

NOW, THEREFORE, notice is hereby given that the entire Indebtedness has been declared due and payable, and that an agent of Wilson & Associates, P.L.L.C., as Successor Trustee, by virtue of the power, duty and authority vested in and imposed upon said Successor Trustee will, on September 26, 2014 at or about 10:00 A.M., at the City Hall in Davidson County Courthouse, Joe Foster Square, Nashville, TN 37201, Nashville, Tennessee, offer for sale certain property hereinafter described to the highest bidder FOR certified funds paid at the conclusion of the sale, or credit bid from a bank or other lending entity pre-approved by the Successor Trustee. This sale is free from all exemptions, which are expressly waived in the Deed of Trust, said property being real estate situated in Davidson County, Tennessee, and being more particularly described as follows:

A tract of parcel of land in the 10th Councilmanic District of the Metropolitan Government of Nashville and Davidson County, Tennessee, being all of the re-balance of Lot Number 187 on the Map of Battlemont, Section Two, of record in Book 1835, Pages 102 and 103, Register's Office for said County, not take as a right of way as shown on a survey made by the State of Tennessee, Department of Highway Project S-0538, Tract 13.

Beginning at a point where the lot line between Lots 187 and 188 intersects the East margin of Drummond Drive; thence Easterly 221.61 feet along said lot line to the West right-of-way line of the N.C. and St. L. Railroad; thence Southerly 61.42 feet, more or less, along said right-of-way line to the North margin of Briley Parkway; thence South 74 degrees 08 feet 18 inches West 200 feet, more or less, along the North margin of Briley Parkway the same being parallel to and 320 feet from the centerline of Briley Parkway to a point on the East margin of Drummond Drive; thence Northerly 33.3 feet, more or less, along the East margin of Drummond Drive to the point of beginning.

ALSO KNOWN AS: 208 Drummond Drive, Nashville, Tennessee 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 future 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: Eliseo Rodriguez; JW Bank National Association; MC Recovery of Nevada & Union Development; LVNV Funding LLC as assignee of HSBC Bank Nevada National Association; Convery Portfolio Services, LLC as assignee of Bank of America, FIA Card Services, N.A; Arrow Financial Services, LLC; Metro Department of Codes Administration

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. Web No. 1209-161424

DATED September 10, 2014.

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

FOR SALE INFORMATION, VISIT WWW.AUCTION.COM

Sept. 19, 26; Oct. 3, 2014 R124159

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, Knox, Anderson, Blount and Sevier counties in Tennessee, states that the hereto attached publication appeared in THE LEDGER on the following dates:

September 19, 2014
September 26, 2014
October 3, 2014

THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER

By: _____

Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this 3rd day of **October 2014**, 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 3rd day of **October 2014**.

_____
Notary Public

COUNTY OF SHE... MY COMM. EXP. APRIL 08, ...

FPS

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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, Melissa Rochester, 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: 11-20-16
Notary' Seal (if on paper)

