RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Jose Perez Caballero and Yanet Perez Curbeira and Magdalena Hernandez Rodriguez

GRANTEE(s)
JPMorgan Chase Bank, National Association

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: 08/02/16 14:32 7 pgs
Fees:38.00 Taxes:342.25
20160802-0079824

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated January 10, 2003 and recorded March 7, 2003, Document No. 20030307-0030621 in the Register's Office of Davidson County, Tennessee, Jose Perez Caballero and Yanet Perez Curbeira and Magdalena Hernandez Rodriguez conveyed to Allen E Schwartz Esq., as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for Transland Financial Services, Inc., 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, JPMorgan Chase Bank, National Association has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on June 2, 2015, Document No. 20150602-0051216 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 JPMorgan Chase Bank, National Association 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 July 9, 2015, 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 JPMorgan Chase Bank, National Association, at and for the sum of $92,500.00, 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 JPMorgan Chase Bank, National Association 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 JPMorgan Chase Bank, National Association, 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 Number 151 on the Plan of Section 3, Sequoia Valley of record in Book 4460, Page 83, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jose Perez Caballero, Yanet Perez Curbeira and Magdalena Hernandez Rodriguez by Warranty Deed recorded March 7, 2003, as Instrument No. 20030307-0030620 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 1268 Cheyenne Boulevard, Madison, TN 37115.
Tax Parcel No.: 053 05 011.00

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 JPMorgan Chase Bank, National Association, its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 2 day of Aug, 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 2 day of Aug, 2016.

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

_____
Notary Public

My Commission Expires: 11-20-16

AFFIDAVIT FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $92,500.00, 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 2 day of Aug, 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 2 day of Aug, 2016

_____
Notary Public

My Commission Expires: 11-20-16

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

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
JPMorgan Chase Bank, National Association
3415 Vision Drive
Columbus, OH 43219

Department of Defense Manpower Data Center

Results as of : Aug-01-2016 10:48:40 AM

SCRA 3.0

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: CURBEIRA
First Name: YANET
Middle Name: PEREZ
Active Duty Status As Of: Aug-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

Department of Defense Manpower Data Center

Results as of : Aug-01-2016 10:48:39 AM

SCRA 3.0

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: CABALLERO
First Name: JOSE
Middle Name: PEREZ
Active Duty Status As Of: Aug-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			

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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 : Aug-01-2016 10:48:38 AM

SCRA 3.0

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: RODRIGUEZ
First Name: MAGDALENA
Middle Name: HERNANDEZ
Active Duty Status As Of: Aug-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 rformance of the covenants, terms, and nditions of a Deed of Trust Note dated January , 2003, and the Deed of Trust of even date curing the same, recorded March 7, 2003, cument No. 20030307-0030621, In Office the Register of Deeds for Davidson County, nnessee, executed by Jose Perez Caballero d Yanet Perez Curbeira and Magdalena Her- ndez Rodriguez, conveying certain property rein described to Allen E Schwartz Esq. as stee for Mortgage Electronic Registration stems, Inc., as nominee for Transland ancial Services, Inc., its successors and signs; and the undersigned, Wilson & sociates, P.L.L.C., having been appointed ccessor Trustee by JPMorgan Chase Bank, tional Association,

NOW, THEREFORE, notice is hereby given t the entire indebtedness has been declared and payable, and that an agent of Wilson & sociates, P.L.L.C., as Successor Trustee, by ue of the power, duty, and authority vested nd imposed upon said Successor Trustee, PMorgan Chase Bank, National Association, on July 9, 2015 on or about 10:00 AM, at The Historic Davidson County Courthouse ont Entrance, Nashville, Tennessee, offer sale certain property hereinafter described he highest bidder FOR certified funds paid ne conclusion of the sale, or credit bid from nk or other lending entity pre-approved by successor trustee. The sale is free from all mptions, which are expressly waived in the d of Trust, said property being real estate ated in Davidson County, Tennessee, and g more particularly described as follows: ated in Davidson County, Tennessee, being

Lot Number 161 on the Plan of Section 3, Sequoia Valley of record in Book 4460, Page 83, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

ALSO KNOWN AS: 1268 Cheyenne Boulevard, Madison, TN 37115

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:

CABALLERO, JOSE PEREZ

CURBEIRA, YANET PEREZ

RODRIGUEZ, MAGDALENA HERNANDEZ

DISCOVER BANK ISSUER OF DISCOVER CARD

LUIS A. DEL MAZO, TRUSTEE OF CHEYENNE RENOVATION TRUST

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. 211153

DATED May 11, 2015

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

1293092836

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

May 22, 29, June 5, 2015 Fld27359

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:

May 22, 2015
May 29, 2015
June 5, 2015

THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER

By: _____

Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this 5th day of **June 2015,** 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 **5th** day of **June 2015.**

22

_____
Notary Public

EXP. FEB. 23, 2019

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, 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)

