Davidson County DEEDTRS
Recvd: 08/08/16 12:26 13 pgs
Fees:68.00 Taxes:684.50
20160808-0082198

RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Lena M. Greene

GRANTEE(s)
LRW Holdings, LLC

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

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated August 12, 2003 and recorded August 19, 2003, Document No. 20030819-0120223 in the Register's Office of Davidson County, Tennessee, Lena M. Greene conveyed to Denise Haraseviate, as Trustee for Washington Mutual Bank, FA, 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. has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on May 31, 2016, Document No. 201605310054033 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. 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 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, pursuant to said advertisement and notice, on July 21, 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 LRW Holdings, LLC, at and for the sum of $185,000.00, 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 LRW Holdings, LLC 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 LRW Holdings, LLC, 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 all of Lot Number 50, on the Plan of Ridgemere, as shown by plat appearing of record in Plat Book 6250, Page 937, of the Register's Office of Davidson County, Tennessee, to which said plat reference is hereby made for a more complete details of said lot.
>
> Being the same property conveyed to Lena M. Greene by Quitclaim Deed recorded February 20, 2002 in Instrument No. 20020220-0021759, in the Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 1741 Ridgemere Court, Hermitage, TN 37076.
>
> Tax Parcel No.: 08603005400

The above-described property is conveyed subject to the rights of the United States of America to redeem the property as provided for in 26 U.S.C. §7425(d)(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 LRW Holdings, LLC, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 27 day of July, 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 27 day of July, 2016.

NOTARY PUBLIC - ARKANSAS
COMM. EXP. 11-20-2018
No. 12557725
LONOKE COUNTY

_____
Notary Public

My Commission Expires: 11.20.18

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 $185,000.00, 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 5th day of August, 2016

_____
LRW Holdings, LLC

ACKNOWLEDGMENT

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified Lukasz Rutkowski, 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 5th day of August, 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:
LRW Holdings, LLC
122 Generals Retreat Place
Franklin, TN 37064

Department of Defense Manpower Data Center

Results as of : Jul-26-2016 08:25:47 AM

SCRA 3.0

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: GREENE
First Name: LENA
Middle Name: M.
Active Duty Status As Of: Jul-26-2016

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 erformance of the covenants, terms, and onditions of a Deed of Trust Note dated Au- ust 12, 2003, and the Deed of Trust of even ate securing the same, recorded August 19, 003, Document No. 20030819-0120223, in ffice of the Register of Deeds for Davidson ounty, Tennessee, executed by Lena M. reene, conveying certain property therein escribed to Denise Harasevlate as Trustee or Washington Mutual Bank, FA; and the ndersigned, Wilson & Associates, P.L.L.C., aving been appointed Successor Trustee by Vells Fargo Bank, N.A..

NOW, THEREFORE, notice is hereby given hat the entire indebtedness has been declared ue and payable; and that an agent of Wilson Associates, P.L.L.C., as Successor Trustee, y virtue of the power, duty, and authority ested in and imposed upon said Successor rustee, by Wells Fargo Bank, N.A., will, on **uly 21, 2016 on or about 10:00 AM, at the he Historic Davidson County Courthouse, lashville, Tennessee,** offer for sale certain roperty hereinafter described to the highest idder FOR **certified funds** paid at the conclu- ion of the sale, or credit bid from a bank r other lending entity pre-approved by the uccessor trustee. The sale is free from all xemptions, which are expressly waived in the leed of Trust, said property being real estate situated in Davidson County, Tennessee, and eing more particularly described as follows: **Land in Davidson County, Tennessee, be- ing all of Lot Number 50, on the Plan of Ridgemere, as shown by plat appearing of record in Plat Book 6250, Page 937, of the Register's Office of Davidson County, Tennessee, to which said plat reference is hereby made for a more complete details of said lot.**

ALSO KNOWN AS: 1741 Ridgemere Court, Hermitage, TN 37076

This sale is subject to all matters shown n any applicable recorded plat; any unpaid ixes; any restrictive covenants, easements, r setback lines that may be applicable; any tatutory rights of redemption of any govern- ental agency, state or federal; any prior liens r encumbrances as well as any priority created y a fixture filing; and to any matter that an ac- curate survey of the premises might disclose. In addition, the following parties may claim an interest in the above-referenced property:

LENA M. GREENE
INTERNAL REVENUE SERVICE
WILSON BANK & TRUST
AMERICAN GENERAL FINANCIAL SERVICES, INC.
NORTH STAR CAPITAL ACQUISITIONS, LLC AS ASSIGNEE OF SHELL CITIBANK
SECRETARY OF HOUSING AND URBAN DEVELOPMENT
PORTFOLIO RECOVERY ASSOCIATES, LLC

On or about February 12, 2010, the United States of America, Internal Revenue Service, filed a federal tax lien against the Defendant, Lena M. Greene, recorded in the Register's Office of Davidson County, Tennessee, as Instrument No. 20100212-0011098. Any interest in the property held by the United States of America, Internal Revenue Service, by virtue of the aforementioned federal tax lien is both junior and inferior to the interests held by Wells Fargo Bank, N.A.. Provided, however, that the United States of America, Internal Revenue Service, pursuant to 26 U.S.C. §7425 and 28 U.S.C. §2410(c), shall have one hundred and twenty (120) days from the date of the sale within which to redeem the property by virtue of its tax lien(s) herein by payment of the actual amount paid by the purchaser at the foreclosure sale, plus any amount in excess of the expenses necessarily incurred in connection with such property, less the income from such property, plus a reasonable rental value of such property. As required by 26 U.S.C. §7425(b), the United States of America, Internal Revenue Service has been given timely notice of this action.

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. 106181**

DATED May 18, 2016

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

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

May 27, June 3, 10, 2016 FI32278

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 and Maury counties in Tennessee, states that the hereto attached publication appeared in THE LEDGER on the following dates:

May 27, 2016
June 3, 2016
June 10, 2016

THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER

By: _____
Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this **10th** day of **June 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 – 1-3-120.

WITNESS my hand and Official Seal at office this **10th** day of **June 2016.**

_____
Notary Public

MARSHA B. PAYNE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. FEB. 23, 2019

FPS

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 27 day of July, 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 August 12, 2003, executed by Lena M. Greene, as mortgagor(s), in favor of Denise Haraseviate as Trustee for Washington Mutual Bank, FA, and recorded August 19, 2003, Document No. 20030819-0120223 in the Register's Office of Davidson County, Tennessee, encumbering the below-described property:

> Land in Davidson County, Tennessee, being all of Lot Number 50, on the Plan of Ridgemere, as shown by plat appearing of record in Plat Book 6250, Page 937, of the Register's Office of Davidson County, Tennessee, to which said plat reference is hereby made for a more complete details of said lot.
>
> Being the same property conveyed to Lena M. Greene by Quitclaim Deed recorded September 6, 2012 in Instrument No. 20120906-0080793, in the Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 1741 Ridgemere Court, Hermitage, TN 37076.

That a foreclosure sale of said property was scheduled for sale on July 21, 2016.

That the Davidson County records indicated the following lien(s) in favor of the Internal Revenue, on the above referenced property, filed of record on February 12, 2010 in Instrument No. 20100212-0011098, in the real estate records of Davidson County, Tennessee.

That, pursuant to 26 U.S.C. §7425(b), notice of said sale, along with a copy of each lien in favor of the Internal Revenue Service, was provided to the Internal Revenue Service at least 25 days prior to the date of sale.

That, the notice letter to the Internal Revenue Service was mailed out via overnight mail on 20th day of May , 2016 and the tracking number for said notice letter is 9214890000237900691576 (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

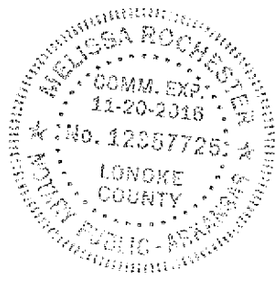
STATE OF ARKANSAS
COUNTY OF PULASKI

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: 11.20.16



Little Rock, AR 72211



9214 8900 0023 7900 6915 76



Internal Revenue Service
801 Broadway, MDP 53
Nashville, TN 37203

WILSON & ASSOCIATES, P.L.L.C.
Attorneys at Law – Arkansas and Tennessee
1521 Merrill Drive, Suite D-220
Little Rock AR 72211
501-219-9388, Fax: 501-219-9458
Internet: www.wilson-assoc.com

May 20, 2016

INTERNAL REVENUE SERVICE
Attention: Wendy Smoot
801 Broadway, **MDP 53**
Nashville, Tennessee 37203



RE: Lena M. Greene
1741 Ridgemere Court
Hermitage, TN 37076
W&A No. 106181

Dear Ms. Smoot:

By this certified letter, notice is hereby given pursuant to 26 U.S.C. §7425(b) of a foreclosure of a Deed of Trust superior to a federal tax lien filed against the Defendant, Lena M. Greene said lien being more particularly described in the enclosed sale notice. In addition, the following information is provided in regard to the above-referenced non-judicial foreclosure sale:

1. Nathan Adams
Wells Fargo Bank, N.A.
3476 Stateview Boulevard
Fort Mill, SC 29715

2. A copy of the federal tax lien(s);

3. A copy of the property description and title opinion;

4. Sale date and location: July 21, 2016 at 10:00 AM at the The Historic Davidson County Courthouse, Nashville TN; and

5. The principal balance due is $139,648.58; and the approximate legal fees and costs are $2,500.00.

Thank you for your consideration and attention to this matter. Should you have any questions, please contact me at (501) 219-9388 (or facsimile at (501) 219-9458)).

Sincerely,

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

Shellie Wallace

AW
Enclosures

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 August 12, 2003, and the Deed of Trust of even date securing the same, recorded August 19, 2003, Document No. 20030819-0120223, in Office of the Register of Deeds for Davidson County, Tennessee, executed by Lena M. Greene, conveying certain property therein described to Denise Haraseviate as Trustee for Washington Mutual Bank, FA; and the undersigned, Wilson & Associates, P.L.L.C., having been appointed Successor Trustee by Wells Fargo Bank, N.A..

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, by Wells Fargo Bank, N.A., will, on **July 21, 2016 on or about 10:00 AM, at the The Historic Davidson County Courthouse, 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. The 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:

Land in Davidson County, Tennessee, being all of Lot Number 50, on the Plan of Ridgemere, as shown by plat appearing of record in Plat Book 6250, Page 937, of the Register's Office of Davidson County, Tennessee, to which said plat reference is hereby made for a more complete details of said lot.

ALSO KNOWN AS: 1741 Ridgemere Court, Hermitage, TN 37076

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:

LENA M. GREENE
INTERNAL REVENUE SERVICE
WILSON BANK & TRUST
AMERICAN GENERAL FINANCIAL SERVICES, INC.
NORTH STAR CAPITAL ACQUISITIONS, LLC AS ASSIGNEE OF SHELL CITIBANK
SECRETARY OF HOUSING AND URBAN DEVELOPMENT
PORTFOLIO RECOVERY ASSOCIATES, LLC

On or about February 12, 2010, the United States of America, Internal Revenue Service, filed a federal tax lien against the Defendant, Lena M. Greene, recorded in the Register's Office of

3477

Form 668 (Y)(c)
(Rev. February 2004)

Department of the Treasury - Internal Revenue Service

Notice of Federal Tax Lien

Area:
WAGE & INVESTMENT AREA #3
Lien Unit Phone: (800) 829-7650

Serial Number
623523810

For Optional Use by Recording Office

As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

BILL GARRETT, Davidson County
Trans:T20100007G2 LIENFTL
Recvd: 02/12/10 09:31 1 pgs
Fees:12.00 Taxes:0.00
20100212-0011098

Name of Taxpayer LENA M GREENE

Residence 1741 RIDGEMERE CT
HERMITAGE, TN 37076-4318

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2000	XXX-XX-7598	05/28/2001	06/27/2011	
1040	12/31/2000	XXX-XX-7598	09/01/2003	10/01/2013	5496.35
1040	12/31/2001	XXX-XX-7598	04/15/2002	05/15/2012	
1040	12/31/2001	XXX-XX-7598	09/01/2003	10/01/2013	7047.12
1040	12/31/2002	XXX-XX-7598	07/21/2003	08/20/2013	1671.08
1040	12/31/2003	XXX-XX-7598	05/31/2004	06/30/2014	4472.36
1040	12/31/2004	XXX-XX-7598	05/30/2005	06/29/2015	1519.02
1040	12/31/2005	XXX-XX-7598	05/29/2006	06/28/2016	871.70
1040	12/31/2006	XXX-XX-7598	05/26/2008	06/25/2018	1039.58

Place of Filing
Register of Deeds
Davidson County
Nashville, TN 37201

Total $ 22117.21

This notice was prepared and signed at NASHVILLE, TN, on this,

the 04th day of February, 2010.

Signature K A Mitchell
for DEBRA K. HURST

Title
ACS
(800) 829-7650

13-00-0000

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien
Rev. Rul. 71-466, 1971 - 2 C.B. 405)

Part 1 - Kept By Recording Office

Form 668(Y)(c) (Rev. 2-2004)
CAT. NO 60025X

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

