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

RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)

Harriet Norfleet and Ronald W. Norfleet, Sr.

GRANTEE(s)

Eric Sox and George Brandt, a one half undivided Interest each

Davidson County AFFIDAVIT
Recvd: 11/18/16 12:24 3 pgs
Fees:17.00 Taxes:0.00
20161118-0121961

AFFIDAVIT TO CLARIFY TITLE AND RESCIND TRUSTEE'S SALE

BEFORE ME, the undersigned authority, on this 10 day of NN., 2016, personally appeared Maria Yoder, who acknowledged herself to be an Attorney of Wilson & Associates, P.L.L.C. for the limited purpose of rescinding the Substitute Trustee's Deed stated below on behalf of Ditech Financial LLC, and who after being duly sworn, deposed and stated:

THAT default occurred in the performance of the covenants, terms, and conditions of a Note, and a Deed of Trust of even date securing the same recorded August 17, 2005, at Instrument No. 20050817-0097568 in the real estate records of Davidson County, Tennessee, executed by Harriet Norfleet and Ronald W. Norfleet, SR. and conveyed to Arnold M. Weiss, as trustee for Mortgage Electronic Registration Systems, Inc. as Nominee for America's Wholesale Lender.

THAT the current holder of the indebtedness secured by said Deed of Trust, Ditech Financial, LLC, offered the subject property for sale to the highest bidder on or about Septebmer 28, 2016, in Davidson County, Tennessee, to wit:

The land referred to in this Commitment is described as follows: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 72 ON THE PLAN OF BELLSHIRE TERRACE, SECTION II, AS OF RECORD IN BOOK 6250, PAGE 673, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Commonly known as: 1308 Union Court, Nashville, Tennessee 37207

THAT at such time, an agent of Ditech Financial LLC struck off and sold the subject property to Erik Sox and George Brandt for the sum of $120,964.00 that being the highest and best bid offered.

THAT by Trustee's Deed, as Instrument No. 20161005-0104989, the subject real property was conveyed to Eric Sox and George Brandt.

THAT prior to the execution of the aforesaid Trustee's Deed, Ronald Wayne Norfleet SR filed bankruptcy in the Middle District of Tennessee.

THAT as a result of the bankruptcy filing, sufficient conditions arose to warrant the rescission of the sale and restoration of the subject property to its former state.

THAT Ditech Financial LCC returned purchase funds in the amount of $120,964.00 to Erik Sox and George Brandt.

THAT the Note and Deed of Trust are hereby ratified and reformed to their former status.

THAT Ditech Financial LLC thus hereby rescinds the foreclosure sale and Substitute Trustee's Deed.

FURTHER, Affiant sayeth not.

DITECH FINANCIAL LLC, BY ITS ATTORNEY
WILSON & ASSOCIATES, PLLC

By: _____
Maria Yoder
Wilson & Associates, PLLC
TN Bar No. 030713

ACKNOWLEDGEMENT

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, upon oath acknowledged such person to be an officer authorized to execute the instrument of Affidavit to Clarify Title and Rescind Trustee's Sale, and whose name is subscribed to the foregoing instrument, and who acknowledges that the contents of said Affidavit were true and correct and that the Affidavit was executed for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Tennessee this 10 day of Nov, 2016.

_____
Notary Public

My Commission Expires:

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

True Copy Certification

I, Kocysha White, do hereby make oath that I am 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, Kocysha White 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: 11/2016

Notary' Seal (if on paper)

