RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Ruth W. Culbertson, Ruth W. Culbertson, Trustee, and Her Successors in Trust, of the Ruth W. Culbertson Revocable Living

GRANTEE(s)
Wells Fargo Bank, N.A.

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: 12/02/16 09:21 6 pgs
Fees:33.00 Taxes:1268.26
20161202-0126421

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated April 7, 2011 and recorded September 12, 2011, Document No. 20110912-0070551 in the Register's Office of Davidson County, Tennessee, Ruth W. Culbertson, Ruth W. Culbertson, Trustee, and Her Successors in Trust, of the Ruth W. Culbertson Revocable Living conveyed to Arnold M. Weiss, Esq., as Trustee for Wells Fargo Bank, N.A, 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 August 15, 2016, Document No. 20160815-0084412 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 October 5, 2016; and on said date the sale was announced to be postponed to November 23, 2016; and

WHEREAS, pursuant to said advertisement and notice, on October 5, 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 Wells Fargo Bank, N.A., at and for the sum of $342,772.92, 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, N.A. 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, N.A., its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF Tennessee, AND IS DESCRIBED AS FOLLOWS:

TRACT I:

BEING A 3.59 MORE OR LESS ACRE TRACT OF LAND LYING IN THE 31" COUNCIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING A PORTION OF A 13.2 MORE OR LESS ACRE TRACT OF LAND CONVEYED TO WALTER R. CULBERTSON AND WIFE, RUTH W. CULBERTSON FROM W. B. CULBERTSON AND WIFE, LILLIE B. CULBERTSON, AS OF RECORD IN BOOK 4501, PAGE 157, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEGINNING AT AN IRON PIN LYING ON THE SOUTHERLY RIGHT-OF-WAY OF OLD HICKORY BOULEVARD, SAID IRON PIN ALSO BEING THE COMMON PROPERTY CORNER OF THE SAID WALTER R. CULBERTSON PROPERTY AND THE L. C. CULBERTSON (DECEASED) PROPERTY AS OF RECORD IN BOOK 341, PAGE 561, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE LEAVING SAID RIGHT-OF-WAY OF OLD HICKORY BOULEVARD AND RUNNING WITH THE COMMON PROPERTY LINE OF WALTER R. CULBERTSON AND L. C. CULBERTSON (DECEASED) SOUTH 12 DEGREES WEST A DISTANCE OF 1,100.3 FEET TO AN IRON PIN LYING ON THE NORTHERLY PROPERTY LINE OF THE SAID L. C. CULBERTSON (DECEASED) PROPERTY; THENCE RUNNING WITH THE SAID NORTHERLY PROPERTY LINE OF L. C. CULBERTSON (DECEASED) NORTH 44 DEGREES 30 MINUTES WEST A DISTANCE OF 55 FEET TO AN IRON PIN; THENCE NORTH 63 DEGREES 07 MINUTES WEST A DISTANCE OF 104.43 FEET TO A POINT; THENCE LEAVING SAID NORTHERLY PROPERTY LINE OF L C. CULBERTSON (DECEASED) NORTH 12 DEGREES EAST A DISTANCE OF 1,049.23 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY OF OLD HICKORY BOULEVARD; THENCE RUNNING WITH SAID SOUTHERLY RIGHT-OF-WAY AROUND A CURVE TO THE RIGHT HAVING A RADIUS OF 1,275 FEET A DISTANCE OF 147 FEET TO THE POINT OF BEGINNING CONTAINING 3.59 MORE OR LESS ACRES.

Being the same property conveyed to Ruth W. Culbertson, Trustee, and Her Successors in Trust, of the Ruth W. Culbertson Revocable Trust by Quit Claim Deed recorded July 16, 2001, at Instrument Number 20010716-0075146 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 14151 Old Hickory Boulevard, Antioch, TN 37013.

Tax Parcel No.: 181-000-117.00

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, N.A., its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 30 day of Nov., 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 30 day of Nov, 2016.

_____
Notary Public

My Commission Expires: 11202L

NOTARY PUBLIC
MELISSA ROCHESTER
MY COMMISSION # 12357725
EXPIRES: November 20, 2026
Lonoke County

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 $342,772.92, 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 30 day of Nov., 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 30 day of Nov, 2016.

_____
Notary Public

My Commission Expires: 11/20/26

STATE OF ARKANSAS NOTARY PUBLIC
MELISSA ROCHESTER
MY COMMISSION # 12357725
EXPIRES: November 20, 2026
Lonoke County

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Wells Fargo Bank, N.A.
1000 Blue Gentian Road
N9286-01Y
Eagan, MN 55121

Department of Defense Manpower Data Center

Results as of : Nov-29-2016 01:07:52 PM

SCRA 3.0

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: CULBERTSON
First Name: RUTH
Middle Name: W.
Active Duty Status As Of: Nov-29-2016

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 April , 2011, and the Deed of Trust of even date securing the same, recorded September 12, 011, Document No. 20110912-0070551, in ffice of the Register of Deeds for Davidson ounty, Tennessee, executed by Ruth W. ulbertson and Ruth W. Culbertson, Trustee, nd Her Successors in Trust, of the Ruth W. ulbertson Revocable Living, conveying certain roperty therein described to Arnold M. Weiss, sq. as Trustee for Wells Fargo Bank, N.A; and he undersigned, Wilson & Associates, P.L.L.C., aving been appointed Successor Trustee by Wells Fargo Bank, N.A..

NOW, THEREFORE, notice is hereby given hat 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 **October 5, 2016 on or about 10:00 AM, at the Bridgestone Arena, 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:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS: TRACT I: BEING A 3.59 MORE OR LESS ACRE TRACT OF LAND LYING IN THE 31" COUNCIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING A PORTION OF A 13.2 MORE OR LESS ACRE TRACT OF LAND CONVEYED TO WALTER R. CULBERTSON AND WIFE, RUTH W. CULBERTSON FROM W. B. CULBERTSON AND WIFE, LILLIE B. CULBERTSON, AS OF RECORD IN BOOK 4501, PAGE 157, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEGINNING AT AN IRON PIN LYING ON THE SOUTHERLY RIGHT-OF-WAY OF OLD HICKORY BOULEVARD, SAID IRON PIN ALSO BEING THE COMMON PROPERTY CORNER OF THE SAID WALTER R. CULBERTSON PROPERTY AND THE L. C. CULBERTSON (DECEASED) PROPERTY AS OF RECORD IN BOOK 341, PAGE 581, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE LEAVING SAID RIGHT-OF-WAY OF OLD HICKORY BOULEVARD AND RUNNING WITH THE COMMON PROPERTY LINE OF WALTER R. CULBERTSON AND L. C. CULBERTSON (DECEASED) SOUTH 12 DEGREES WEST A DISTANCE OF 1,100.3 FEET TO AN IRON PIN LYING ON THE NORTHERLY PROPERTY LINE OF THE SAID L. C. CULBERTSON (DECEASED) PROPERTY; THENCE RUNNING WITH THE SAID NORTHERLY PROPERTY LINE OF L. C. CULBERTSON (DECEASED) NORTH 44 DEGREES 30 MINUTES WEST A DISTANCE OF 55 FEET TO AN IRON PIN; THENCE NORTH 63 DEGREES 07 MINUTES WEST A DISTANCE OF 104.43 FEET TO A POINT; THENCE LEAVING SAID NORTHERLY PROPERTY LINE OF L C. CULBERTSON (DECEASED) NORTH 12 DEGREES EAST A DISTANCE OF 1,049.23 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY OF OLD HICKORY BOULEVARD; THENCE RUNNING WITH SAID SOUTHERLY RIGHT-OF-WAY AROUND A CURVE TO THE RIGHT HAVING A RADIUS OF 1,275 FEET A DISTANCE OF 147 FEET TO THE POINT OF BEGINNING CONTAINING 3.59 MORE OR LESS ACRES.

ALSO KNOWN AS: 14151 Old Hickory Boulevard, Antioch, TN 37013

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:

RUTH W. CULBERTSON

RUTH W. CULBERTSON, TRUSTEE, AND HER SUCCESSORS IN TRUST, OF THE RUTH W. CULBERTSON REVOCABLE LIVING

SECRETARY OF HOUSING AND URBAN DEVELOPMENT

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. 316050**

DATED August 11, 2016

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

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

Aug. 19, 26, Sept. 2. 2016 FI33136

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:

August 19, 2016
August 26, 2016
September 2, 2016

THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER

By: _____

Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this 2nd day of **September 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 2nd day of **September 2016.**

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

_____

WILSON

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: 1/2026
Notary' Seal (if on paper)

