RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Edwin A. Tunis, Jr.

GRANTEE(s)
U.S. Bank Trust, N.A., as Trustee for LSF8 Master Participation Trust

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: 12/13/16 13:59 11 pgs
Fees:58.00 Taxes:684.50
20161213-0130711

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated March 14, 2005 and recorded March 22, 2005, Document No. 20050322-0031085 in the Register's Office of Davidson County, Tennessee, Edwin A. Tunis, Jr. conveyed to Infinity Title LLC, as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for Mercantile Mortgage Company, 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, U.S. Bank Trust, N.A., as Trustee for LSF8 Master Participation Trust has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on August 22, 2016, Document No. 20160822-0087235 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 U.S. Bank Trust, N.A., as Trustee for LSF8 Master Participation Trust 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 December 7, 2016; and

WHEREAS, pursuant to said advertisement and notice, on December 7, 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 U.S. Bank Trust, N.A., as Trustee for LSF8 Master Participation Trust, at and for the sum of $185,000.00, 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 U.S. Bank Trust, N.A., as Trustee for LSF8 Master Participation Trust 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 U.S. Bank Trust, N.A., as Trustee for LSF8 Master Participation Trust, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

BEING LOT NO. 120 ON THE PLAN OF AMENDED FINAL PLAT OF MULBERRY DOWNS, PHASE 1B, AS SHOWN OF RECORD IN PLAT BOOK 7900, PAGE 818, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

Being the same property conveyed to Edwin A. Tunis, Jr. by Warranty Deed recorded June 25, 1997, in Book 10504, Page 426 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 1603 Berrywood Way, Nashville, TN 37207.

Tax Parcel No.: 050030B20700CO

The above-described property is conveyed subject to the rights of the State of Tennessee to redeem the property as provided for in §67-1-1433(c)(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 U.S. Bank Trust, N.A., as Trustee for LSF8 Master Participation Trust, its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 8 day of Dec., 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 8 day of Dec, 2016.

_____
Notary Public

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

My Commission Expires: 11/20/26

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 8 day of Dec., 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 8 day of Dec, 2016.

Notary Public

My Commission Expires: 11/20/28

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
U.S. Bank Trust, N.A., as Trustee for LSF8 Master Participation Trust
3701 Regent Boulevard
Suite 200
Irving, TX 75063



Department of Defense Manpower Data Center

Results as of : Dec-08-2016 02:03:01 AM

SCRA 3.0

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: TUNIS JR.
First Name: EDWIN
Middle Name:
Active Duty Status As Of: Dec-08-2016

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 formance of the covenants, terms, and nditions of a Deed of Trust Note dated March 2005, and the Deed of Trust of even date uring the same, recorded March 22, 2005, cument No. 20050322-0031085, in Office he Register of Deeds for Davidson County, nessee, executed by Edwin A. Tunis, Jr., veying certain property therein described nfinity Title LLC as Trustee for Mortgage ctronic Registration Systems, Inc., as ninee for Mercantile Mortgage Company, its cessors and assigns; and the undersigned, son & Associates, P.L.L.C., having been ap- nted Successor Trustee by U.S. Bank Trust, ., as Trustee for LSF8 Master Participation st.

NOW, THEREFORE, notice is hereby given the entire indebtedness has been declared and payable; and that an agent of Wilson & ociates, P.L.L.C., as Successor Trustee, by ue of the power, duty, and authority vested nd imposed upon said Successor Trustee, J.S. Bank Trust, N.A., as Trustee for LSF8 ster Participation Trust, will, on **December 016 on or about 10:00 AM, at the Bridge- ne Arena, Nashville, Tennessee,** offer for certain property hereinafter described to highest bidder FOR **certified funds** paid at conclusion of the sale, or credit bid from ank 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 ng more particularly described as follows: **EING LOT NO. 120 ON THE PLAN OF MENDED FINAL PLAT OF MULBERRY OWNS, PHASE 1B, AS SHOWN OF RE- ORD IN PLAT BOOK 7900, PAGE 818, EGISTER'S OFFICE FOR DAVIDSON OUNTY, TENNESSEE, TO WHICH SAID LAN REFERENCE IS HEREBY MADE FOR A ORE COMPLETE AND ACCURATE LEGAL ESCRIPTION.**

LSO KNOWN AS: 1503 Berrywood Way, ashville, TN 37207

This sale is subject to all matters shown any applicable recorded plat; any unpaid s; any restrictive covenants, easements, etback 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:

EDWIN A. TUNIS, JR.
ESTATE OF EDWIN A. TUNIS, JR.
HEIR(S) OF EDWIN A. TUNIS, JR., IF ANY
HUBERT HOLT
LEADER FEDERAL BANK FOR SAVINGS
LVNV FUNDING, LLC
MULBERRY DOWNS HOMEOWNER'S ASSOCIATION
TENNESSEE DEPARTMENT OF REVENUE

On or about July 30, 2012, the State of Tennessee, filed a tax lien against the Defendant, Hubert Holt, recorded in the Register's Office of Davidson County, Tennessee, as Instrument No. 20120730-0067105. Any interest in the property held by the State of Tennessee, by virtue of the aforementioned tax lien is both junior and inferior to the interests held by U.S. Bank Trust, N.A., as Trustee for LSF8 Master Participation Trust. Provided, however, that the State of Tennessee, pursuant to Tennessee Code Annotated §67-1-133, 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 law, the State of Tennessee 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. 315640**

DATED October 26, 2016

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

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

Nov. 4, 11, 18, 2016 FI33992

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:

November 4, 2016
November 11, 2016
November 18, 2016

THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER

By: _____

Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this **18th** day of **November 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 **18th** day of **November 2016.**

_____

Notary Public

WILSON

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 8 day of Dec., 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 March 14, 2005, executed by Edwin A. Tunis, Jr., as mortgagor(s), in favor of Infinity Title LLC as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for Mercantile Mortgage Company, its successors and assigns, and recorded March 22, 2005, Document No. 20050322-0031085 in the Register's Office of Davidson County, Tennessee, encumbering the below-described property:

BEING LOT NO. 120 ON THE PLAN OF AMENDED FINAL PLAT OF MULBERRY DOWNS, PHASE 1B, AS SHOWN OF RECORD IN PLAT BOOK 7900, PAGE 818, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

Being the same property conveyed to Edwin A. Tunis, Jr. by Warranty Deed recorded June 25, 1997, in Book 10504, Page 426 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 1603 Berrywood Way, Nashville, TN 37207.

That a foreclosure sale of said property was scheduled for sale on December 7, 2016.

That the Davidson County records indicated the following lien(s) in favor of the State of Tennessee, Department of Revenue, on the above referenced property, filed of record on July 30, 2012, as Instrument Number 20120730-0067105 in the real estate records of Davidson County, Tennessee.

That, pursuant to Tenn. Code Ann. § 67-1-1433(b)(2)(A), notice of said sale, along with a copy of each lien in favor of the State of Tennessee, Department of Revenue, was provided to the State of Tennessee, Department of Revenue at least 25 days prior to the date of sale.

That, the notice letter to the State of Tennessee, Department of Revenue was mailed out via overnight mail on 28th day of October, 2016 and the tracking number for said notice letter is 9214 8900 0023 7999 0254 50 (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:
11/2026

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

tle Rock, AR 72211



9214 8900 0023 7999 0254 50



Tennessee Department of Revenue
Ms. Becky Tellas
P.O. Box 190665
Nashville, TN 37219-0665

VILSON & ASSOCIATES, P.L.L.C.
torneys at Law – Arkansas and Tennessee
21 Merrill Drive, Suite D-220
tle Rock AR 72211
1-219-9388; Fax: 501-219-9458
ernet: www.wilson-assoc.com

October 28, 2016

Ms. Becky Tellas
Tennessee Department of Revenue
P.O. Box 190665
Nashville, Tennessee 37219-0665

RE: Edwin A. Tunis, Jr.
1603 Berrywood Way
Nashville, TN 37207
W&A No. 315640

Dear Ms. Tellas:

Pursuant to the above-referenced nonjudicial foreclosure proceeding, enclosed are copies of the following documents:

1. Bankruptcy Notice Address
Caliber Home Loans, Inc.
3701 Regent Boulevard
Suite 200
Irving, TX 75063

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

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

4. Sale date and location: December 7, 2016 at 10:00 AM in Davidson, Tennessee; and

5. The principal balance due is $131,396.27; and the approximate legal fees and costs are $2,500.00.

By virtue of this letter, I am giving notice as required of a possible state tax lien filed against the Defendant, Edwin A. Tunis, Jr.; said lien being more particularly described in the enclosed Notice of Trustee's Sale.

Thank you for your consideration and attention to this matter. Should you have any questions, please do not hesitate to contact us.

Sincerely,

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

5456466120723

TENNESSEE DEPARTMENT OF REVENUE

NOTICE OF STATE TAX LIEN

Pursuant to the provisions of T.C.A. 67-1-1401 et. seq. a lien exists in favor of the State of Tennessee. This lien exists on all property and all rights, title and interest in property acquired prior to or subsequent to the filing of this notice that belongs to the named taxpayer(s).

Notice is hereby given that there have been assessed taxes, penalty, and interest against the indicated taxpayer, which after demand for payment remain unpaid. The precise amount of the lien may be obtained from the State of Tennessee Tax Enforcement Division at (615) 741-7074.

FOR DEPARTMENT OF REVENUE USE ONLY

TAXPAYER:

HUBERT HOLT
D/B/A: BERRYWOOD BILLING AGENCY
1603 BERRYWOOD WAY
NASHVILLE TN 37207

ENTITY ID:

002 XXX-XX-2143/000
002 XXX-XX-2143

COUNTY: DAVIDSON

This instrument was prepared by the Tennessee Department of Revenue.
Witness my hand, at Nashville, Tennessee, on July 24, 2012.

COMMISSIONER OF REVENUE

By: William E. Hasha
Delegate of Commissioner

FOR REGISTER USE ONLY .... PRINT OR STAMP

BOOK NO | PAGE NO. | DATE | TIME

REGISTER

BILL GARRETT, Davidson County
Trans:T20120055894 LIENSTL
Recvd: 07/30/12 15:07 1 pgs
Fees:12.00 Taxes:0.00
20120730-0067105

BY:

RV-N0007501

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: 11/2026
Notary' Seal (if on paper)

