Davidson County DEEDTRS
Recvd: 12/19/16 12:45 6 pgs
Fees:33.00 Taxes:967.55
20161219-0132919

RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Kenneth Michael Willis, Jr. and Emily Louise Willis

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 September 24, 2007 and recorded October 2, 2007, Document No. 20071002-0117454 in the Register's Office of Davidson County, Tennessee, Kenneth Michael Willis, Jr. and Emily Louise Willis conveyed to Brogden, Creasy, Kelly & Sanders, PLLC, as Trustee for Crown Mortgage Services, 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, Nationstar Mortgage, LLC has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on October 3, 2016, Document No. 20161003-0103639 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 Nationstar Mortgage, LLC 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 27, 2016;

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 October 27, 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 $261,500.00, 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:

> Being part of Lot Nos. 40 & 41 on the plan of Edgewood E.T. Brown's Subdivision of Bransford Place as of record in Book 332, Page 73, Register's Office Davidson County, Tennessee, and further described according to a survey made by Campbell Surveying Co., Inc., dated July 6, 1987, as follows: Said lot fronts 83.3 feet on the southerly margin or Seymour Avenue and extends back southerly between two lines, the easterly line along the margin of a 12 foot alley for a distance of 102.1 feet on the westerly line for distance of 95.0 feet to a deed line in the rear measuring 83.0 feet thereon.
>
> Being the same property conveyed to Kenneth Michael Willis, Jr. and Emily Louise Willis by Warranty Deed recorded October 2, 2007, Document No. 20071002-0117453 in the Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 1200 Seymour Avenue, Nashville, TN 37206.
> Tax Parcel No.: 083-05-253.00

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 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 2 day of Nov., 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 2 day of Nov, 2016.

Notary Public

My Commission Expires: 1/2016

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 $261,500.00, 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 15th day of December, 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, Maria Wilson, 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 15th day of December, 2016.

Notary Public

My Commission Expires: 10/2/17

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
LRW Holdings, LLC
122 Generals Retreat Pl.
Franklin, TN 37064

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

Department of Defense Manpower Data Center

Results as of : Nov-01-2016 01:19:58 PM

SCRA 3.0

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: WILLIS JR.
First Name: KENNETH
Middle Name:
Active Duty Status As Of: Nov-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 : Nov-01-2016 01:19:59 PM

SCRA 3.0

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: WILLIS
First Name: EMILY
Middle Name:
Active Duty Status As Of: Nov-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
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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

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 ıditions of a Deed of Trust Note dated ɔtember 24, 2007, and the Deed of Trust of n date securing the same, recorded October 2007, Document No. 20071002-0117454, Office of the Register of Deeds for Davidson unty, Tennessee, executed by Kenneth ihael Willis, Jr. and Emily Louise Willis, weying certain property therein described Brogden, Creasy, Kelly & Sanders, PLLC as stee for Crown Mortgage Services; and the dersigned, Wilson & Associates, P.L.L.C., ing been appointed Successor Trustee by ilonstar Mortgage, LLC.

NOW, THEREFORE, notice is hereby given t the entire indebtedness has been declared and payable; and that an agent of Wilson ssociates, P.L.L.C., as Successor Trustee, virtue of the power, duty, and authority ted in and imposed upon said Successor stee, by Nationstar Mortgage, LLC, will, **October 27, 2016 on or about 10:00 , at the The Historic Davidson County urthouse, One Public Square, Nashville, 37201, Nashville, Tennessee,** offer for e 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 ed of Trust, said property being real estate ated in Davidson County, Tennessee, and ng more particularly described as follows: **eing part of Lot Nos. 40 & 41 on the plan f Edgewood E.T. Brown's Subdivision f Bransford Place as of record in Book 32, Page 73, Register's Office Davidson County, Tennessee, and further described according to a survey made by Campbell Surveying Co., Inc., dated July 6, 1987, as follows: Said lot fronts 83.3 feet on the southerly margin or Seymour Avenue and extends back southerly between two lines, the easterly line along the margin of a 12 foot alley for a distance of 102.1 feet on the westerly line for distance of 95.0 feet to a deed line in the rear measuring 83.0 feet thereon.**

ALSO KNOWN AS: 1200 Seymour Avenue, Nashville, TN 37206

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:

KENNETH MICHAEL WILLIS, JR.
EMILY LOUISE WILLIS
KENNETH WILLIS, SR.

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. 316863**

DATED September 19, 2016

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

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

Sept. 23, 30, Oct. 7, 2016 FII33556

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:

September 23, 2016
September 30, 2016
October 7, 2016

THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER

By: _____

Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this 7th day of **October 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 7th day of **October 2016.**

_____
Notary Public

WILSON

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

