RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Dionne C. Berry and Nathan A. Berry

GRANTEE(s)
Wilson C. Laine and Christopher G. Neel, an undivided one half interest each

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

BILL GARRETT, Davidson County
Trans:T20170000619 DEEDTRS
Recvd: 01/04/17 09:57 3 pgs
Fees:18.00 Taxes:891.70
20170104-0000713

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated January 16, 2004 and recorded February 6, 2004, Document No. 20040206-0014598 in the Register's Office of Davidson County, Tennessee, Dionne C. Berry and Nathan A. Berry conveyed to Michael T. Bates, as Trustee for Mortgage Electronic Registration Systems Inc., as a nominee for Sebring Capital Partners, Limited Partnership, 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, The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, as Trustee for Residential Asset Mortgage Products, Inc., Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2004-KR1 has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on August 12, 2015, Document No. 20150812-0080895 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 The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, as Trustee for Residential Asset Mortgage Products, Inc., Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2004-KR1 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 August 17, 2016; and on said date the sale was announced to be postponed to August 24, 2016; and on said date the sale was announced to be postponed to September 21, 2016; and on said date the sale was announced to be postponed to November 2, 2016; 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 August 17, 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 Wilson C. Laine and Christopher G. Neel, an undivided one half interest each, at and for the sum of $241,000.00, 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 Wilson C. Laine and Christopher G. Neel, an undivided one half interest each 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 Wilson C. Laine and Christopher G. Neel, an undivided one half interest each, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

Being in the 12th Civil District of said County, and described according to a copy of a survey made September 7, 1960 by William Collier Parrish Associates, Civil Engineers, as follows:

Beginning at a concrete monument in the south margin of Joyce Lane, at the northwest corner of Lot No. 307, Gra Mar Acres, Section II, as of record in Book 2663, page 113, thence with the west line of said Subdivision, South 2 degrees 30' West 326.07 feet to an iron stake; thence West 130.6 feet to an iron stake, in the east line of the property conveyed to A. T. Sledge as of record in Book 853, page 137, Register's Office; thence with the east line of said Sledge's property, North 2 degrees 30' East 326.22 feet to an iron stake in the south margin of Joyce Lane; thence with the margin of said Lane, South 87 degrees 26' East 130.6 feet to the point of beginning.

Being the same property conveyed to Dionne C. Berry and Nathan A. Berry by Deed recorded February 6, 2004, Document No. 20040206-0014597 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 574 Joyce Lane, Nashville, TN 37216.

Tax Parcel No.: 06101002100

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 Wilson C. Laine and Christopher G. Neel, an undivided one half interest each, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 29 day of Dec, 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 29th day of December, 2016.

NOTARY PUBLIC ARKANSAS
MATT ROBINS
No. 12399751
PULASKI COUNTY
Commission Expires 4-25-2024

_____
Notary Public

My Commission Expires: 4-25-2024

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 $241,000.00, 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 4 day of Jan, 2017

_____
Wilson C. Laine

_____
Christopher G. Neel

ACKNOWLEDGMENT

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Wilson C. Laine, 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 Nashville this 4 day of Jan, 2017

CORTINA HOSCH-OWENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

Curt Hosch-Owens

Notary Public

My Commission Expires: NOV 6, 2017

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Wilson C. Laine and Christopher G. Neel, an undivided one half interest each
1350 Rosa L Parks Boulevard unit 327
Nashville, TN 37208