RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Victoria Taylor

GRANTEE(s)
George Brandt and Eric Sox ,
A one half undivided 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:T20170009469 DEEDTRS
Recvd: 02/01/17 12:39 7 pgs
Fees:38.00 Taxes:715.85
20170201-0010747

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated May 31, 2007 and recorded June 19, 2007, Document No. 20070619-0073186 in the Register's Office of Davidson County, Tennessee, Victoria Taylor conveyed to J. Franklin McCreary, as Trustee for World Savings Bank, FSB, 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 June 6, 2016, Document No. 201606060056685 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 January 25, 2017; 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 January 25, 2017; 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 George Brandt and Eric Sox , A one half undivided interest each, at and for the sum of $193,473.00, 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 George Brandt and Eric Sox , A one half undivided 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 George Brandt and Eric Sox , A one half undivided interest each, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

Being Land in Davidson County, Tennessee, being Lot No. 163 on the Plan of Section Two Addition to Sugar Valley, a Cluster Lot Subdivision, a Planned Unit Development, of record in Instrument No. 20040622-0073636, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description of said lot.

(Legal description revised in accordance with a Scrivener's Affidavit recorded in Davidson County, Tennessee, on December 5, 2011, as Instrument No. 20111205-0094306.)

Being the same property conveyed to Victoria Taylor by Warranty deed recorded November 7, 2005, at Instrument Number 20051107-0134689 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 633 Sugar Mill Drive, Nashville, TN 37211.

Tax Parcel No.: 181-01B-080.00

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 George Brandt and Eric Sox , A one half undivided 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 27 day of Jan, 2017.

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 27 day of January 2017.

STATE OF ARKANSAS NOTARY PUBLIC
COLBY EASTER
MY COMMISSION # 12698422
EXPIRES: June 30, 2026
Pulaski County

_____
Notary Public

My Commission Expires: 6-30-2026

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 $193,473.00, 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 _____ day of _____, _____

_____
George Brandt

_____
Eric Sox

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 193,473.00
_____, Affiant
Subscribed and sworn before me this the
1st Day of Feb., 2017.
L. Chandler, Deputy Register

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, _____, 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 _____ day of _____, _____.

_____
Notary Public

My Commission Expires: _____

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
George Brandt and Eric Sox , A one half undivided interest each
5133 Harding Pike suite B10 PMB185
Nashville 37205

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 27 day of Jan, 2017, 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 May 31, 2007, executed by Victoria Taylor, as mortgagor(s), in favor of J. Franklin McCreary as Trustee for World Savings Bank, FSB, and recorded June 19, 2007, Document No. 20070619-0073186 in the Register's Office of Davidson County, Tennessee, encumbering the below-described property:

> Being Land in Davidson County, Tennessee, being Lot No. 163 on the Plan of Section Two Addition to Sugar Valley, a Cluster Lot Subdivision, a Planned Unit Development, of record in Instrument No. 20040622-0073636, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description of said lot.
>
> (Legal description revised in accordance with a Scrivener's Affidavit recorded in Davidson County, Tennessee, on December 5, 2011, as Instrument No. 20111205-0094306.)
>
> Being the same property conveyed to Victoria Taylor by Warranty deed recorded November 7, 2005, at Instrument Number 20051107-0134689 in the Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 633 Sugar Mill Drive, Nashville, TN 37211.

That a foreclosure sale of said property was scheduled for sale on January 25, 2017.

That the Davidson County records indicated the following lien(s) in favor of the Internal Revenue Service, on the above referenced property, filed of record on August 1, 2011, as Instrument Number 20110801-0058532 and filed of record on October 11, 2016, as Instrument Number 20161011-0107441 in the real estate records of Davidson County, Tennessee.

That, pursuant to 26 U.S.C. §7425(b), notice of said sale, along with a copy of each lien in favor of the Internal Revenue Service, was provided to the Internal Revenue Service at least 25 days prior to the date of sale.

That, the notice letter to the Internal Revenue Service was mailed out via overnight mail on 7th day of December , 2016 and the tracking number for said notice letter is 9214 8900 0023 7999 0349 95 (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:

6-30-2026

STATE OF ARKANSAS NOTARY PUBLIC
COLBY EASTER
MY COMMISSION # 12698422
EXPIRES: June 30, 2026
Pulaski County

Department of Defense Manpower Data Center

Results as of : Jan-25-2017 02:02:13 AM

SCRA 3.0

Status Report
Pursuant to Servicemembers Civil Relief Act

SSN: XXX-XX[redacted]

Birth Date:

Last Name: CHALMERS

First Name: VICTORIA

Middle Name:

Active Duty Status As Of: Jan-25-2017

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

WILSON & ASSOCIATES, P.L.L.C.
Attorneys at Law – Arkansas and Tennessee
521 Merrill Drive, Suite D-220
Little Rock AR 72211
501-219-9388; Fax: 501-219-9458
Internet: www.wilson-assoc.com

December 7, 2016

INTERNAL REVENUE SERVICE
Attention: Wendy Smoot
801 Broadway, **MDP 53**
Nashville, Tennessee 37203

RE: Victoria Taylor
633 Sugar Mill Drive
Nashville, TN 37211
W&A No. 305240

Dear Ms. Smoot:

By this certified letter, notice is hereby given pursuant to 26 U.S.C. §7425(b) of a foreclosure of a Deed of Trust superior to a federal tax lien filed against the Defendant, Victoria Taylor said lien being more particularly described in the enclosed sale notice. In addition, the following information is provided in regard to the above-referenced non-judicial foreclosure sale:

1. Nathan Adams
Wells Fargo Bank, N.A.
1000 Blue Gentian Road
N9286-01YEagan, MN 55121

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

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

4. Sale date and location: January 25, 2017 at 10:00 AM at the Bridgestone Arena, Nashville TN; and

5. The principal balance due is $226,815.58; and the approximate legal fees and costs are $2,500.00.