RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
John Hambrick, Sharon Hambrick

GRANTEE(s)
MTGLQ Investors, LP

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: 02/21/17 08:31 11 pgs
Fees:58.00 Taxes:584.60
20170221-0016879

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated February 29, 2008 and recorded March 20, 2008, Document No. 20080320-0028252 in the Register's Office of Davidson County, Tennessee, John Hambrick, Sharon Hambrick conveyed to Arnold M. Weiss, Esq., as Trustee for Freeman Webb Mortgage Corp., 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, MTGLQ Investors, L.P. has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on May 6, 2016, Document No. 20160506-0045218, in Book No. NA, at Page NA 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 MTGLQ Investors, L.P. 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 February 15, 2017; and

WHEREAS, pursuant to said advertisement and notice, on February 15, 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 MTGLQ Investors, LP, at and for the sum of $158,000.00, 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 MTGLQ Investors, LP 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 MTGLQ Investors, LP, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

Being all of Lot No. 2, on the plan of Final Plat, Section I, The Preserve at Old Hickory "Cluster Lot Subdivision" according to plat and survey appearing of record in Instrument Number 20060824-0104545, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to John Hambrick, Sharon Hambrick by Warranty Deed recorded March 20, 2008, Document No. 20080320-0028251 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 5015 Preserve Boulevard, Antioch, TN 37013-2465.

Tax Parcel No.: 175060A00200CO

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 MTGLQ Investors, LP , its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 16 day of Feb., 2017.

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 16 day of February 2017.

SONJA WALKER
MY COMMISSION # 12377629
EXPIRES: July 20, 2020
Pulaski County

_____
Notary Public

My Commission Expires: 7/20/20

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 $158,000.00, 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 16 day of Feb., 2017

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 16 day of February 2017.

SONJA WALKER
MY COMMISSION # 12377629
EXPIRES: July 20, 2020
Pulaski County

_____
Notary Public

My Commission Expires: 7/20/20

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
MTGLQ Investors, LP
15480 Laguna Canyon Road, Suite 100
Irvine, CA 92618

Department of Defense Manpower Data Center

Results as of : Feb-15-2017 03:56:04 PM

SCRA 3.0

Status Report
Pursuant to Servicemembers Civil Relief Act

Birth Date:
Last Name: HAMBRICK
First Name: JOHN
Middle Name:
Active Duty Status As Of: Feb-15-2017

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.

Michael V. Sorrento

Department of Defense - Manpower Data Center
4800 Mark Center Drive, Suite 04E25
Arlington, VA 22350

Department of Defense Manpower Data Center

Results as of : Feb-15-2017 03:56:04 PM

SCRA 3.0

Status Report
Pursuant to Servicemembers Civil Relief Act

Birth Date:
Last Name: HAMBRICK
First Name: SHARON
Middle Name:
Active Duty Status As Of: Feb-15-2017

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
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Michael V. Sorrento

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 February 29, 2008, and the Deed of Trust of even date securing the same, recorded March 20, 2008, Document No. 20080320-0028252, in Office of the Register of Deeds for Davidson County, Tennessee, executed by John Hambrick and Sharon Hambrick, conveying certain property therein described to Arnold M. Weiss, Esq. as Trustee for Freeman Webb Mortgage Corp.; and the undersigned, Wilson & Associates, P.L.L.C., having been appointed Successor Trustee by MTGLQ Investors, L.P..

NOW, THEREFORE, notice is hereby given that 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 MTGLQ Investors, L.P., will, on **February 15, 2017 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:

Being all of Lot No. 2, on the plan of Final Plat, Section I, The Preserve at Old Hickory "Cluster Lot Subdivision" according to plat and survey appearing of record in Instrument Number 20060824-0104545, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

ALSO KNOWN AS: 5015 Preserve Boulevard, Antioch, TN 37013-2465

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:

JOHN HAMBRICK
SHARON HAMBRICK
LINDA FAYE HAMBRICK
THE BANK OF NASHVILLE
ELITE RECOVERY SERVICES, INC
SUNTRUST BANK
FOUNTAINBROOK HOMEOWNERS ASSOCIATION, INC
RADIOLOGY ALLIANCE
MIDLAND FUNDING, LLC ASSIGNEE OF CITIBANK (SOUTH DAKOTA N.A.) HOME DEPOT
TENNESSEE DEPARTMENT OF REVENUE
THE PRESERVE AT OLD HICKORY HOMEOWNERS ASSOCIATION, INC.

On or about April 22, 2014, the State of Tennessee, filed a tax lien against the Defendant, John Hambrick, recorded in the Register's Office of Davidson County, Tennessee, as Instrument No. 20140422-0033813. On or about July 25, 2014, the State of Tennessee, filed a tax lien against the Defendant, Sharon Hambrick, recorded in the Register's Office of Davidson County, Tennessee., as Instrument No. 20140725-0066398.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 MTGLQ Investors, L.P.. 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. 227606**

DATED December 30, 2016

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

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

Jan. 6, 13, 20, 2017 Fml34700

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:

January 6, 2017
January 13, 2017
January 20, 2017

THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER

By: _____

Whitney C. Logan, Administrative Assistant

STATE OF TENNESSEE

On this **20th** day of **January 2017,** 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 **Whitney Logan** 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 **20th** day of **January 2017.**

_____
Notary Public

WILSON

STATE OF TENNESSEE
DEPARTMENT OF REVENUE
REVENUE ENFORCEMENT DIVISION
ANDREW JACKSON STATE OFFICE BUILDING
NASHVILLE, TENNESSEE 37242
January 9, 2017

Wilson & Associates P.L.L.C
1521 Merril Drive
Suite D-220
Little Rock, AR 72211

Re: Foreclosure Sale:
Property Owned by: John Hambrick and Sharon Hambrick
Entity / SSN: 0002 xxx-xx[redacted] and 0002 xxx-xx[redacted]

To whom it may concern,

This is in reference to your letter dated 01/04/2017, concerning a foreclosure sale on 02/15/2017, of property owned by the above-captioned taxpayer(s).

Your letter **does** comply with the provisions of T.C.A. § 67-1-1401 et. seq., but if the sale produces more than the amount needed to satisfy the cost of the sale, the indebtedness indicated in your letter, and any other superior liens, the amount of surplus proceeds up to the amount of taxes, penalties and interest due the Department of Revenue must be remitted to the State of Tennessee. Excess proceeds, if any, should be sent to the attention of the Special Procedures Unit at P.O. box 190665 Nashville, TN 37219-0665. The amount of taxes, penalties and interest that is due as of **02/15/2017** is **$101,613.09.** *(Please be advised that if the scheduled sale is cancelled or postponed for any reason, notice must be submitted in writing if the sale is to be continued).*

After the sale, (and within 15 days), please furnish me with **an accounting of the sale** (form enclosed), and I will release the State's tax lien on the property sold. If the sale is canceled, please advise this office with a brief explanation.

Please call me at (615) 253-5046 if you have any additional questions.

Jana Fults Accounting Tech I
Special Procedures Section
Revenue Enforcement Division
Tennessee Department of Revenue

SP/jl
c: *file*

1

:1 Merrill Drive, Suite D220
e Rock, AR 72211



9214 8900 0023 7999 0171 72



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

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

September 9, 2016

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

RE: John Hambrick and Sharon Hambrick
5015 Preserve Boulevard
Antioch, TN 37013-2465
W&A No. 227606

Dear Ms. Tellas:

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

1. Bankruptcy Notice Address
Rushmore Loan Management Services LLC
15480 Laguna Canyon Road, Suite 100
Irvine, CA 92618

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

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

4. Sale date and location: October 12, 2016 at 10:00 AM in Davidson, Tennessee; and

5. The principal balance due is $110,822.24; 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, John Hambrick and Sharon Hambrick; 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.

N0007501

1287263140416

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:

JOHN HAMBRICK
D/B/A: JOHN HAMBRICK
363 CHILDE HAROLDS CIR
BRENTWOOD TN 37027-1814

ENTITY ID:

002 XXX-XX[redacted]
002 XXX-XX[redacted]

COUNTY: DAVIDSON

This instrument was prepared by the Tennessee Department of Revenue.
Witness my hand, at Nashville, Tennessee, on April 17, 2014.

COMMISSIONER OF REVENUE

By: William E. Hooks
Delegate of Commissioner

FOR REGISTER USE ONLY .... PRINT OR STAMP

BOOK NO **PAGE NO.** **DATE** **TIME**

REGISTER **BY:**

BILL GARRETT, Davidson County
Trans:T20140027419 LIENSTL
Recvd: 04/22/14 14:37 1 pgs
Fees:12.00 Taxes:0.00
20140422-0033813

N0007501

1570081140715

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:	ENTITY ID:
SHARON HAMBRICK D/B/A: SHARON HAMBRICK 5156 MORNINGWOOD LN ANTIOCH TN 37013-4878	002 XXX-XX[redacted] 002 XXX-XX[redacted] COUNTY: DAVIDSON

This instrument was prepared by the Tennessee Department of Revenue.
Witness my hand, at Nashville, Tennessee, on July 22, 2014.

COMMISSIONER OF REVENUE

By: William E Hayes
Delegate of Commissioner

FOR REGISTER USE ONLY .... PRINT OR STAMP

BOOK NO	PAGE NO.	DATE	TIME
REGISTER	BILL GARRETT, Davidson County Trans:T20140054005 LIENSTL Recvd: 07/25/14 14:43 1 pgs Fees:12.00 Taxes:0.00 20140725-0066398	BY:	

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, Sonja Walker, 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: 7/20/20

Notary' Seal (if on paper)