RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Tiffany N. Gilder

GRANTEE(s)
Encore Investments LLC

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: 02/22/17 10:30 5 pgs
Fees:28.00 Taxes:667.85
20170222-0017727

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated April 30, 2004 and recorded May 10, 2004, Document No. 20040510-0053190 and modified on June 30, 2014, Document No. 20140630-0057115 in the Register's Office of Davidson County, Tennessee, Tiffany N. Gilder conveyed to Arnold M. Weiss, Esq., as Trustee for Wells Fargo Home Mortgage, Inc., 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, US Bank National Association, as Trustee for Citigroup Mortgage Loan Trust Inc., Asset-Backed Pass-Through Certificates, Series 2005-WF1 has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on January 19, 2016, Document No. 201601190004629 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 US Bank National Association, as Trustee for Citigroup Mortgage Loan Trust Inc., Asset-Backed Pass-Through Certificates, Series 2005-WF1 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 8, 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 February 8, 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 Encore Investments LLC, at and for the sum of $180,500.00, 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 Encore Investments 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 Encore Investments LLC, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot Number 146 on the plan of Pinnacle Point, Phase four, of record in Plat Book 6900, page 524, Register's Office of Davidson County, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Tiffany N. Gilder by Warranty Deed recorded May 10, 2004, Document No. 20040510-0053189 in the Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 648 Rocky Mountain Parkway, Antioch, TN 37013.
>
> Tax Parcel No.: 135140A146.00

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 Encore Investments LLC, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 10 day of Feb., 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 10 day of Feb, 2017.

MELISSA ROCHESTER
MY COMMISSION # 12357725
EXPIRES: November 20, 2026
Lonoke County

_____
Notary Public

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 $180,500.00, 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 21st day of Feb., 2017

_____
Encore Investments 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, Lawrence R. Simms, 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 21st day of Feb., 2017.

_____
Notary Public

My Commission Expires: 10/2/17

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Encore Investments LLC
122 Generals Retreat Pl
Franklin 37064

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

Department of Defense Manpower Data Center

Results as of : Feb-09-2017 01:42:22 PM

SCRA 3.0

Status Report
Pursuant to Servicemembers Civil Relief Act

Birth Date:
Last Name: GILDER
First Name: TIFFANY
Middle Name: N.
Active Duty Status As Of: Feb-09-2017

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

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 rformance of the covenants, terms, and nditions of a Deed of Trust Note dated April , 2004, and the Deed of Trust of even date curing the same, recorded May 10, 2004, ocument No. 20040510-0053190, and odified on June 30, 2014, Document No. 140630-0057115 in Office of the Register Deeds for Davidson County, Tennessee, ecuted by Tiffany N. Gilder, conveying certain operty therein described to Arnold M. Weiss, q. as Trustee for Wells Fargo Home Mortgage, .; and the undersigned, Wilson & Associates, L.L.C., having been appointed Successor ustee by US Bank National Association, Trustee for Citigroup Mortgage Loan Trust ., Asset-Backed Pass-Through Certificates, ries 2005-WF1.

NOW, THEREFORE, notice is hereby given at the entire indebtedness has been declared ie and payable; and that an agent of Wilson Associates, P.L.L.C., as Successor Trustee, virtue of the power, duty, and authority sted in and imposed upon said Successor ustee, by US Bank National Association, Trustee for Citigroup Mortgage Loan Trust ., Asset-Backed Pass-Through Certificates, ries 2005-WF1, will, on **February 8, 2017 or about 10:00 AM, at the Bridgestone ena, Nashville, Tennessee,** offer for sale rtain property hereinafter described to the ghest bidder FOR **certified funds** paid at e conclusion of the sale, or credit bid from bank or other lending entity pre-approved by e successor trustee. The sale is free from all xemptions, which are expressly waived in the eed of Trust, said property being real estate situated in Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Number 146 on the plan of Pinnacle Point, Phase four, of record in Plat Book 6900, page 524, Register's Office of Davidson County, to which plat reference is hereby made for a more complete description.

ALSO KNOWN AS: 648 Rocky Mountain Parkway, Antioch, TN 37013

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: TIFFANY N. GILDER

LANDMARK ASSET RECEIVABLES MANAGMENT, LLC

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. 143425**

DATED January 3, 2017

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

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

Jan. 6, 13, 20, 2017 Fml34717

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

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

