RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Betty Reed, James Reed

GRANTEE(s)
Eric Sox and George Brandt,
All have 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:T20170042208 DEEDTRS
Recvd: 05/18/17 08:37 10 pgs
Fees:43.00 Taxes:594.22
20170518-0049183

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated January 11, 2007 and recorded January 22, 2007, Document No. 20070122-0008836 in the Register's Office of Davidson County, Tennessee, Betty Reed, James Reed conveyed to Robert M. Wilson, Jr., as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Home Loans, Inc., 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, f/k/a The Bank of New York, as trustee for the certificateholders of the CWABS Inc., Asset-Backed Certificates Series 2007-2 has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on August 7, 2015, Document No. 201508070079091 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, f/k/a The Bank of New York, as trustee for the certificateholders of the CWABS Inc., Asset-Backed Certificates Series 2007-2 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 March 29, 2017; and on said date the sale was announced to be postponed to April 26, 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 March 29, 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 Eric Sox and George Brandt, All have undivided interest each, at and for the sum of $160,600.00, 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 Eric Sox and George Brandt, All have 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 Eric Sox and George Brandt, All have undivided interest each, 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 No 25, on the Plan of King's Subdivision, Section No 1, of record in Plat Book 1130, Page 94 Register's Office for Davidson County, Tennessee. Said Lot No 25 fronts 70 feet on the southerly side of Richmond Drive and runs back between parallel lines 249 feet to the northerly line of the Issac Litton High School Property.
>
> Being the same property conveyed to Betty Reed, James Reed by Warranty Deed recorded May 21, 2004, Document No. 20040521- 0059960 in the Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 1112 Richmond Drive, Nashville, TN 37216-1812.
>
> Tax Parcel No.: 061 07 082.00

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 Eric Sox and George Brandt, All have 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 1 day of May, 2017.

Wilson & Associates, PLLC

By: _____
Courtney M. Miller
Wilson & Associates, PLLC
TN Bar # 035507

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Courtney M. Miller, 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 1 day of May, 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 $160,600.00, 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 _____, _____

_____
Eric Sox

_____
George Brandt

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:
Eric Sox and George Brandt, All have undivided interest each
7051 Highway 70 S. Suite 315
Nashville 37221

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 160,600.00
Affiant
Subscribed and sworn before me this the
Day of May, 20 17.
Abby Goodnight **Deputy Register**

Department of Defense Manpower Data Center

Results as of : May-01-2017 05:38:13 AM

SCRA 3.0

Status Report
Pursuant to Servicemembers Civil Relief Act

[redacted]

Birth Date:

Last Name: REED

First Name: BETTY

Middle Name:

Active Duty Status As Of: May-01-2017

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 : May-01-2017 05:38:10 AM

SCRA 3.0

Status Report
Pursuant to Servicemembers Civil Relief Act

[redacted]

Birth Date:

Last Name: REED

First Name: JAMES

Middle Name:

Active Duty Status As Of: May-01-2017

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
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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 performance of the covenants, terms, and conditions of a Deed of Trust Note dated January 11, 2007, and the Deed of Trust of even date securing the same, recorded January 22, 2007, Document No. 20070122-0008836, in Office of the Register of Deeds for Davidson County, Tennessee, executed by Betty Reed and James Reed, conveying certain property therein described to Robert M. Wilson, Jr. as Trustee, for Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Home Loans, Inc., its successors and assigns; and the undersigned, Wilson & Associates, P.L.L.C., having been appointed Successor Trustee by The Bank of New York Mellon, f/k/a The Bank of New York, as trustee for the certificateholders of the CWABS Inc., Asset-Backed Certificates Series 2007-2.

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 The Bank of New York Mellon, f/k/a The Bank of New York, as trustee for the certificateholders of the CWABS Inc., Asset-Backed Certificates Series 2007-2, will, on **March 29, 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:

Land in Davidson County, Tennessee, being Lot No 25, on the Plan of King's Subdivision, Section No 1, of record in Plat Book 1130, Page 94, Register's Office, for Davidson County, Tennessee. Said Lot No 25 fronts 70 feet on the southerly side of Richmond Drive and runs back between parallel lines 249 feet to the northerly line of the Issac Litton High School Property.

ALSO KNOWN AS: 1112 Richmond Drive, Nashville, TN 37216-1812

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:

BETTY REED
JAMES REED
CAPITAL ONE BANK (USA), N.A.
INTERNAL REVENUE SERVICE
TKSP, INC DBA TRANSPORTATION TRAINING CENTERS
LUIS A. DEL MAZO, INDIVIDUALLY AND AS TRUSTEE OF 1112 RICHMOND COMMUNITY TRUST
ASHLEY R. DEL MAZO
CHARLES L. MARLER
LUIS A. DEL MAZO, AS TRUSTEE OF 1112 RICHMOND COMMUNITY TRUST

On or about July 9, 2010, the United States of America, Internal Revenue Service, filed a federal tax lien against the Defendant, Luis A. Jr. and Ashlee R. Del Mazo, recorded in the Register's Office of Davidson County, Tennessee, as Instrument No. 20100709-0053708. Any interest in the property held by the United States of America, Internal Revenue Service, by virtue of the aforementioned federal tax lien is both junior and inferior to the interests held by The Bank of New York Mellon, f/k/a The Bank of New York, as trustee for the certificateholders of the CWABS Inc., Asset-Backed Certificates Series 2007-2; Provided, however, that the United States of America, Internal Revenue Service, pursuant to 26 U.S.C. §7425 and 28 U.S.C. §2410(c), 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 26 U.S.C. §7425(b), the United States of America, Internal Revenue Service 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. 302538**

DATED February 14, 2017
WILSON & ASSOCIATES, P.L.L.C.,
Successor Trustee
FOR SALE INFORMATION, VISIT WWW.MYFIR.COM and WWW.REALTYTRAC.COM
Feb. 17, 24, Mar. 3, 2017 Fml35234

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:

February 17, 2017
February 24, 2017
March 3, 2017

THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER

By: Whitney C. Logan
Whitney C. Logan, Administrative Assistant

STATE OF TENNESSEE

On this 3rd day of **March 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 3rd day of **March 2017.**

Notary Public

WILSON

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 1 day of May 2017, personally appearing before the undersigned, Courtney M. Miller, 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 January 11, 2007, executed by Betty Reed and James Reed, as mortgagor(s), in favor of Robert M. Wilson, Jr. as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Home Loans, Inc., its successors and assigns, and recorded January 22, 2007, Document No. 20070122-0008836 in the Register's Office of Davidson County, Tennessee, encumbering the below-described property:

> Land in Davidson County, Tennessee, being Lot No 25, on the Plan of King's Subdivision, Section No 1, of record in Plat Book 1130, Page 94, Register's Office for Davidson County, Tennessee. Said Lot No 25 fronts 70 feet on the southerly side of Richmond Drive and runs back between parallel lines 249 feet to the northerly line of the Issac Litton High School Property.
>
> Being the same property conveyed to Betty Reed, James Reed by Warranty Deed recorded May 21, 2004, Document No. 20040521- 0059960 in the Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 1112 Richmond Drive, Nashville, TN 37216-1812.

That a foreclosure sale of said property was scheduled for sale on April 26, 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 July 9, 2010, as Instrument No. 20100709-0053708 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 16th day of February , 2017 and the tracking number for said notice letter is 9214 8900 0023 7999 0505 75 (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: _____
Courtney M. Miller, Attorney
Wilson & Associates, PLLC

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Before me, the undersigned, personally appeared Courtney M. Miller, 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:

7/20/20

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

USPS CERTIFIED MAIL



9214 8900 0023 7999 0505 75



INTERNAL REVENUE SERVICE
Attention: Wendi Smoot

801 Broadway, MDP 53
Nashville, TN 37203

WILSON & ASSOCIATES, P.L.L.C.
Attorneys at Law – Arkansas and Tennessee
1521 Merrill Drive
Suite D-220
Little Rock, AR 72211
501-219-9388; Fax: 501-219-9458
Internet: www.wilson-assoc.com

February 16, 2017

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

RE: Betty Reed and James Reed
1112 Richmond Drive
Nashville, TN 37216-1812
W&A No. 302538

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, Betty Reed and James Reed 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. Bankruptcy Notice Address
Ditech Financial LLC
7360 South Kyrene Street
Tempe, AZ 85283

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

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

4. Sale date and location: March 29, 2017 at 10:00 AM at the Bridgestone Arena, Nashville TN; and

5. The principal balance due is $114,773.14; and the approximate legal fees and costs are $2,500.00.

3592

Form 668 (Y)(c)
(Rev. February 2004)

Department of the Treasury - Internal Revenue Service

Notice of Federal Tax Lien

Area:
SMALL BUSINESS/SELF EMPLOYED AREA #5
Lien Unit Phone: (800) 913-6050

Serial Number
673176010

For Optional Use by Recording Office

As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer LUIS A JR & ASHLEE R DEL MAZO

Residence
PO BOX 160891
NASHVILLE, TN 37216

BILL GARRETT, Davidson County
Trans:T20100042017 LIENFTL
Recvd: 07/09/10 09:24 1 pgs
Fees:12.00 Taxes:0.00
[redacted]
20100709-0053708

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2001	XXX-XX-7318	06/03/2002	07/03/2012	23678.17
1040	12/31/2003	XXX-XX-7318	11/22/2004	12/22/2014	26174.44
1040	12/31/2004	XXX-XX-7318	03/05/2007	04/04/2017	15444.27
1040	12/31/2005	XXX-XX-7318	03/31/2008	04/30/2018	20746.56

Place of Filing
Register of Deeds
Davidson County
Nashville, TN 37201

Total $ 86043.44

This notice was prepared and signed at NASHVILLE, TN, on this,

the 30th day of June, 2010.

Signature R. A. Mitchell
for DONNA M CHRISTON

Title
REVENUE OFFICER
(615) 250-5218

25-06-2263

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form 668(Y)(c) (Rev. 2-2004)
CAT. NO 60025X