RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Emmett D. Evans, Cynthia L. Evans

GRANTEE(s)
Les Lazarus

This Instrument Prepared By:
WILSON & ASSOCIATES, P.L.L.C.
400 West Capitol Avenue
Suite 1400
Little Rock, AR 72201
(501)219-9388

BILL GARRETT, Davidson County
Trans:T20170047437 DEEDTRS
Recvd: 06/05/17 12:08 4 pgs
Fees:23.00 Taxes:1054.50
20170605-0055825

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated May 26, 2007 and recorded June 29, 2007, Document No. 20070629-0077992 in the Register's Office of Davidson County, Tennessee, Emmett D. Evans, Cynthia L. Evans conveyed to T. Larry Edmondson's Office, as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for Accredited Home Lenders, 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, J.P. Morgan Mortgage Acquisition Corp. has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on October 19, 2016, Document No. 201610190110483 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 J.P. Morgan Mortgage Acquisition Corp. 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 May 24, 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 May 24, 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 Les Lazarus, at and for the sum of $251,000.00, 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 Les Lazarus 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 Les Lazarus, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Description of a 5.03 acre tract of land, more or less, located in the Fourteenth Civil District of Davidson County, Tennessee and being the John J. Rohtert property of record in Book 7425, Page 505, Register's Office for Davidson County, Tennessee, being more fully described as follows: Beginning on a point in the centerline of Old Charlotte Pike, at the Northwest corner of the Charles Hulan property of record in Book 4634, Page 557, Register's Office for Davidson County; thence, leaving said Pike, with Hulan's West boundary line, 03 degrees 30 minutes 00 seconds West, passing over an existing iron bolt, at 21.88 feet, passing the East edge of a T.V.A. Power Line Easement, at 516.60 feet, on-in-all, 520.62 feet to an iron pin in the North boundary line of the Kehoe Property of record in Book 5252, Page 190, R.O.D.C., thence, North 85 degrees 58 minutes 19 seconds West, 660.03 feet to an iron pin. Thence, North 03 degrees 30 minutes 00 seconds East, 82.50 feet to a point in the centerline of Old Charlotte Pike. Thence, with the centerline of said Pike to points as follows: North 42 degrees 03 minutes 30 seconds East, 29.98 feet, North 42 degrees 32 minutes 36 seconds East, 58.49 feet, North 46 degrees 50 minutes 47

seconds East, 70.45 feet, North 53 degrees 53 minutes 14 seconds East, 41.83 feet, North 62 degrees 21 minutes 27 seconds East, 76.39 feet, North 66 degrees 44 minutes 15 seconds East, 116.17 feet, North 64 degrees 53 minutes 58 seconds East, passing the East edge of a T.V.A. Power Line Easement at 199.01 feet, on-in-all, 404.09 feet to the point of beginning.

The above legal description has been corrected with an Attorney's Affidavit recorded on June 5, 2013, in instrument no. 20130605-0056680 in Davidson County, Tennessee.

Being the same property conveyed to Emmett D. Evans, Cynthia L. Evans by Warranty Deed recorded January 8, 1990, Book 8020, Page 952 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 8833 Old Charlotte Pike, Pegram, TN 37143-9418.

Tax Parcel No.: 112 00 0 043.00

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 Les Lazarus, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 30 day of May, 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 30 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 $251,000.00, 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 _____ day of _____, _____

_____
Les Lazarus

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 285000
_____, Affiant
Subscribed and sworn before me this the
5 Day of June, 2017.
Trisha Bass, 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:
Les Lazarus
3213 Toddway Ct
Nashville 37214

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 May 26, 2007, and the Deed of Trust of even date securing the same, recorded June 29, 2007, Document No. 20070629-0077992, in Office of the Register of Deeds for Davidson County, Tennessee, executed by Emmett D. Evans and Cynthia L. Evans, conveying certain property therein described to T. Larry Edmondson's Office as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for Accredited Home Lenders, Inc., its successors and assigns; and the undersigned, Wilson & Associates, P.L.L.C., having been appointed Successor Trustee by J.P. Morgan Mortgage Acquisition Corp.

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 J.P. Morgan Mortgage Acquisition Corp., will, on **May 24, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Description of a 5.03 acre tract of land, more or less, located in the Fourteenth Civil District of Davidson County, Tennessee and being the John J. Rohtert property of record in Book 7425, Page 505, Register's Office for Davidson County, Tennessee, being more fully described as follows: Beginning on a point in the centerline of Old Charlotte Pike, at the Northwest corner of the Charles Hulan property of record in Book 4634, Page 557, Register's Office for Davidson County; thence, leaving said Pike, with Hulan's West boundary line, 03 degrees 30 minutes 00 seconds West, passing over an existing iron bolt, at 21.88 feet, passing the East edge of a T.V.A. Power Line Easement, at 516.60 feet, on-in-all, 520.62 feet to an iron pin in the North boundary line of the Kehoe Property of record in Book 5252, Page 190, R.O.D.C., thence, North 85 degrees 58 minutes 19 seconds West, 660.03 feet to an iron pin. Thence, North 03 degrees 30 minutes 00 seconds East, 82.50 feet to a point in the centerline of Old Charlotte Pike. Thence, with the centerline of said Pike to points as follows: North 42 degrees 03 minutes 30 seconds East, 29.98 feet, North 42 degrees 32 minutes 36 seconds East, 58.49 feet, North 46 degrees 50 minutes 47 seconds East, 70.45 feet, North 53 degrees 53 minutes 14 seconds East, 41.83 feet, North 62 degrees 21 minutes 27 seconds East, 76.39 feet, North 66 degrees 44 minutes 15 seconds East, 116.17 feet, North 64 degrees 53 minutes 58 seconds East, passing the East edge of a T.V.A. Power Line Easement at 199.01 feet, on-in-all, 404.09 feet to the point of beginning. The above legal description has been corrected with an Attorney's Affidavit recorded on June 5, 2013, in Instrument no. 20130605-0056880 in Davidson County, Tennessee.

ALSO KNOWN AS: 8833 Old Charlotte Pike, Pegram, TN 37143-9418

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:

EMMETT D. EVANS
CYNTHIA L. EVANS
TENNESSEE HOUSING DEVELOPMENT AGENCY

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. 235904**

DATED April 19, 2017

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

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

Apr. 28, May 5, 12, 2017 Fml35978

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:

April 28, 2017
May 5, 2017
May 12, 2017

THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER

By: _____
Whitney C. Logan, Administrative Assistant

STATE OF TENNESSEE

On this **12th** day of **May 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 **12th** day of **May 2017.**

_____
Notary Public

WILSON