RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Shane D. Collins

GRANTEE(s)
Yanxia Couch

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:T20170050347 DEEDTRS
Recvd: 06/13/17 10:16 3 pgs
Fees:18.00 Taxes:514.30
20170613-0059155

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated March 30, 2015 and recorded April 9, 2015, Document No. 20150409-0031195 in the Register's Office of Davidson County, Tennessee, Shane D. Collins conveyed to Andrew C Rambo, as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for First Community Mortgage, 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, PennyMac Loan Services, LLC has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on April 3, 2017, Document No. 20170403-0032416 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 PennyMac Loan Services, LLC 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 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 May 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 Yanxia Couch, at and for the sum of $139,000.00, 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 Yanxia Couch 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 Yanxia Couch, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Land in the First Civil District of Davidson County, Tennessee, being all of Unit No. 2401, inclusive, as shown on Exhibit B to the Supplemental Declaration of Covenants, Conditions and Restrictions and Master Deed of Old Hickory Commons, Section Two and Three, filed for record as Instrument No. 20081117-0113467, as further amended by Instrument No. 20130322-0028759, and as further amended by Instrument No. 20140207-0011094, in the Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.
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> This conveyance is made subject to Amended and Restated Declaration of Covenants and Master Deed contained in Instrument Number 20080317-0026338, Amended in Instrument Number 20101222-0101832, Supplemented in Instrument Number 20081117-0113467, Amended in Instrument Number 20130322-0028759, and further Amended in Instrument Number 20140207-0011094; fifty Foot Colonial Pipeline Easement of record in Book 3570, page 11; Stormwater Detention Agreement of record in Instrument Number 20060307-0026092; Easement to Tennessee Telephone Company of record in Instrument Number 20081121-0114642, and in Instrument Number 20080709-0070604; Quitclaim Deed to Old Hickory Common Homeowners Association, Inc., of record in Instrument Number 20080402-0032833; Transmission Line

Easement of record in Book 2344, page 432, Book 4425, page 535, and in Book 11124, page 716; Quitclaim to Metro Government of record in Instrument Number 20100303-0016291; and to any and all matters shown on said plat and survey of record in Instrument Number 20081117-0113467, and further amended in Instrument Number 20130322-0028759; all of said Register's Office.

Being the same property conveyed to Shane D. Collins by Warranty Deed recorded April 9, 2015, Document No. 20150409-0031194 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 4162 Saddlecreek Way, Antioch, TN 37013.

Tax Parcel No.: 175020B16600CO

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 Yanxia Couch, 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 June, 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 1 day of June, 2017.

SONJA WALKER
NOTARY PUBLIC
STATE OF ARKANSAS
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 $139,000.00, 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 12th day of June, 2017

_____
Yanxia Couch

ACKNOWLEDGMENT

STATE OF TN

COUNTY OF Maury

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Yanxia Couch, 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 Maury County this 12th day of June, 2017.

Sherri L Huff

Notary Public

My Commission Expires: 12/01/2020

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Yanxia Couch
304 sweetwater ct
Brentwood, TN 37027

SHERRI HUFF
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
COMM. EXP. 12-01-2020