Davidson County DEEDTRS
Recvd: 06/21/17 14:19 12 pgs
Fees:63.00 Taxes:669.70
20170621-0062590

RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Joanne M. Palermo

GRANTEE(s)
AH4R - TN 3, LLC

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

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated September 30, 2008 and recorded October 6, 2008, Document No. 20081006-0101261 in the Register's Office of Davidson County, Tennessee, Joanne M. Palermo conveyed to Scott K. Haynes, as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for WR Starkey Mortgage, L.L.P., 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, Wells Fargo Bank, NA has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on March 3, 2016, Document No. 20160303-0020334, 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 Wells Fargo Bank, NA 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 June 8, 2017; **AND** on said date the sale was announced to be postponed and the sale was conducted on June 8, 2017;

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 June 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 AH4R - TN 3, LLC, at and for the sum of $181,000.00, 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 AH4R - TN 3, 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 AH4R - TN 3, 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 No. 78, on the Plan of Mill Run Subdivision, Phase 1-A, as the same appears of record in Instrument No. 20010608-0060668, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Joanne M. Palermo by Warrantee Deed recorded October 6, 2008, Register's Office for Davidson County, Tennessee.

Commonly known as: 329 Upper Mill Drive, Antioch, TN 37013-4551.

Tax Parcel No.: 173-15A-078.00

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 AH4R - TN 3, LLC, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 12 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 12 day of June, 2017.

SONJA WALKER
MY COMMISSION # 12377629
EXPIRES: July 20, 2020
Pulaski County
NOTARY PUBLIC
STATE OF ARKANSAS

_____
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 $181,000.00, 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 21st day of JUNE, 2017

_____
AH4R - TN 3, LLC

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: _____

SEE ATTACHED

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On June 21, 2017 before me, Esperanza Briones, Notary Public
(insert name and title of the officer)

personally appeared Helen Cho,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

ESPERANZA BRIONES
Notary Public – California
Los Angeles County
Commission # 2178894
My Comm. Expires Jan 8, 2021

Signature _____ **(Seal)**

PROPERTY OWNER OR AGENCY
RESPONSIBLE FOR PAYMENT OF TAXES:
AH4R - TN 3, LLC
30601 Agoura Road Suite 200
Agoura Hills, CA 91301

Department of Defense Manpower Data Center

Results as of : Jun-09-2017 12:41:50 PM

SCRA 3.0

Status Report
Pursuant to Servicemembers Civil Relief Act

SSN: XXX-XX-[redacted]

Birth Date:

Last Name: PALERMO

First Name: JOANNE

Middle Name: M.

Active Duty Status As Of: Jun-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 performance of the covenants, terms, and conditions of a Deed of Trust Note dated September 30, 2008, and the Deed of Trust of even date securing the same, recorded October 6, 2008, Document No. 20081006-0101261, in Office of the Register of Deeds for Davidson County, Tennessee, executed by Joanne M. Palermo, conveying certain property therein described to Scott K. Haynes as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for WR Starkey Mortgage, L.L.P., its successors and assigns; and the undersigned, Wilson & Associates, P.L.L.C., having been appointed Successor Trustee by Wells Fargo Bank, NA.

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 Wells Fargo Bank, NA, will, on **June 8, 2017 on or about 10:00 AM, at the The Historic Davidson County Courthouse, One Public Square, Nashville, TN 37201, 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. 78, on the Plan of Mill Run Subdivision, Phase 1-A, as the same appears of record in Instrument No. 20010608-0060668, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

ALSO KNOWN AS: 329 Upper Mill Drive, Antioch, TN 37013-4551

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:

JOANNE M. PALERMO
INTERNAL REVENUE SERVICE
ATTENTION: WENDY SMOOT
TENNESSEE HOUSING DEVELOPMENT AGENCY (THDA)

On or about December 5, 2014, the United States of America, Internal Revenue Service, filed a federal tax lien against the Defendant, Joanna Palermo, recorded in the Register's Office of Davidson County, Tennessee, Instrument Number 20141205-0111532. 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 Wells Fargo Bank, NA. 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. 229168**

DATED April 10, 2017

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

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

Apr. 14, 21, 28, 2017 Fml35864

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 14, 2017
April 21, 2017
April 28, 2017

THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER

By: Whitney C Logan

Whitney C. Logan, Administrative Assistant

STATE OF TENNESSEE

On this **28th** day of **April 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 **28th** day of **April 2017.**

Notary Public

WILSON

This Instrument Prepared by:
Wilson & Associates, P.L.L.C.
400 West Capitol Avenue
Suite 1400
Little Rock, AR 72201
(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 12 day of June, 2017, personally appearing before the undersigned, Maria Neumann Yoder, 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 September 30, 2008, executed by Joanne M. Palermo, as mortgagor(s), in favor of Scott K. Haynes as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for WR Starkey Mortgage, L.L.P., its successors and assigns, and recorded October 6, 2008, Document No. 20081006-0101261 in the Register's Office of Davidson County, Tennessee, encumbering the below-described property:

> Land in Davidson County, Tennessee, being Lot No. 78, on the Plan of Mill Run Subdivision, Phase 1-A, as the same appears of record in Instrument No. 20010608-0060668, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.
>
> Being the same property conveyed to Joanne Palermo by Warrantee Deed recorded October 6, 2008, Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 329 Upper Mill Drive, Antioch, TN 37013-4551.

That a foreclosure sale of said property was scheduled for sale on June 8, 2017.

That the Davidson County records indicated the following lien(s) in favor of the Internal Revenue Service / State of Tennessee, Department of Labor & Workforce Development, on the above referenced property, filed of record on December 5, 2014, 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 / State of Tennessee, Department of Labor & Workforce Development was mailed out via overnight mail on 11th day of April 2017 and the tracking number for said notice letter is 9214 8900 0023 7999 0788 69 (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: _____
Maria Neumann Yoder, Attorney
Wilson & Associates, PLLC

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Before me, the undersigned, personally appeared Maria Neumann 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.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

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

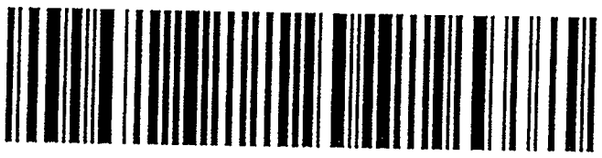
_____
Notary Public

My Commission Expires:

7/20/20

Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D220
Little Rock, AR 72211

USPS CERTIFIED MAIL



9214 8900 0023 7999 0254 98



INTERNAL REVENUE SERVICE
Attention: Wendy 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

October 28, 2016

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

RE: Joanne M. Palermo
329 Upper Mill Drive
Antioch, TN 37013-4551
W&A No. 229168

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, Joanne M. Palermo 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. Nathan Adams
Wells Fargo Bank, N.A.
1000 Blue Gentian Road
N9286-01YEagan, MN 55121

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

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

4. Sale date and location: January 5, 2017 at 10:00 AM at the The Historic Davidson County Courthouse, One Public Square, Nashville, TN 37201, Nashville TN; and

5. The principal balance due is $150,153.01; and the approximate legal fees and costs are $2,500.00.

11883

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) 829-3903

Serial Number
132017714

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.

BILL GARRETT, Davidson County
Trans:T20140091114 LIENFTL
Recvd: 12/05/14 09:38 1 pgs
Fees:12.00 Taxes:0.00
20141205-0111532

Name of Taxpayer JOANNA PALERMO

Residence 329 UPPER MILL DR
ANTIOCH, TN 37013-4551

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	12/31/2010	XXX-XX-[redacted]	05/23/2011	06/22/2021	13879.50
1040	12/31/2011	XXX-XX-[redacted]	05/14/2012	06/13/2022	9337.40

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

Total $ 23216.90

This notice was prepared and signed at NASHVILLE, TN, on this, the 25th day of November, 2014.

Signature Cheryl Cordero
for P.A. BELTON

Title
ACS SBSE
(800) 829-3903

25-00-0008

(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

True Copy Certification

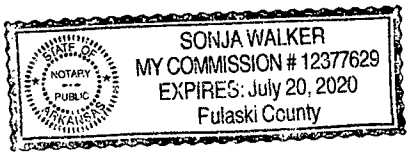
I, Maria Yoder, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

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)