RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Teresa A. Schutt, Aubrey D. Schutt

GRANTEE(s)
U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust

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

Davidson County DEEDTRS
Recvd: 09/05/17 11:07 7 pgs
Fees:38.00 Taxes:414.29
20170905-0090914

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated May 10, 2007 and recorded May 21, 2007, Document No. 20070521-0060270 in the Register's Office of Davidson County, Tennessee, Teresa A. Schutt, Aubrey D. Schutt conveyed to Brandon G. Polito, as Trustee for Wells Fargo Financial Tennessee 1, LLC, 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, U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on August 14, 2017, Document No. 201708140082763 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 U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust 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 August 30, 2017;

WHEREAS, pursuant to said advertisement and notice, on August 30, 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 U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust, at and for the sum of $111,969.04, that being the highest and best bid offered; 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, 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 U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust 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 U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Being a tract of land in the 1st Councilman District of Davidson County and a portion of that property conveyed to John R. Adams in DB 4032, Page 127 RODCT known as the John R. Adams lot as of Record No. 20020110-004036 RODCT more accurately described according to a survey dated 10-16-01 by Tommy E. Walker, TN LIC. NO. 1465 as follows: Beginning at an iron pin in the Northeasterly margin of Whites Creek Pike, said pin being the most Southwesterly corner of the herein described tract and a common corner to Lot 1 of Fish Adams property (PB 5190, PG 33 RODCT); thence now leaving said margin N 38 Deg 10' 00" E, 723.58' to an iron pin; thence S 51 deg. 50' 50" E, 155.00' to an iron pin; thence S 38 deg 10' 00" W, 289.18' to an iron pin; thence N 51 deg. 50' 00" W, 68.53'; thence S 38 deg. 10' 00" W, 275.00' to an iron pin; thence S 53 deg. 59' 19" E, 38.58' to an iron pin; thence S 38 deg. 10' 31" W, 161.57' to an iron pin in said margin; thence with said margin N 51 deg. 30' 09" W, 125.00' to the point of beginning, more or less.

Being the same property conveyed to Aubrey D. Schutt by Quit Claim Deed recorded May 2, 2007, at Instrument Number 20070502-0052468, Register's Office for Davidson County, Tennessee.

Commonly known as: 4835 Whites Creek Pike, Whites Creek, TN 37189.

Tax Parcel No.: 03000025400

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 U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust, its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 1 day of Sept., 2017.

Wilson & Associates, PLLC

By: _____
Maria Yoder, Attorney
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 Sept., 2017.

TANISHA DAVIS
JEFFERSON COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires July 12, 2024
Commission # 12399735

_____
Notary Public

My Commission Expires: 7/12/2024

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 $111,969.04, 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 1 day of Sept., 2017

Wilson & Associates, PLLC

By: _____
Maria Yoder
Wilson & Associates, PLLC, as Agent of Grantee
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, this 1 day of Sept, 2017.

Notary Public

My Commission Expires: 7/12/2024

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust
3701 Regent Boulevard
Suite 200
Irving, TX 75063

TANISHA DAVIS
JEFFERSON COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires July 12, 2024
Commission # 12399735

Department of Defense Manpower Data Center

Results as of : Aug-31-2017 12:33:21 PM

SCRA 4.0

Status Report
Pursuant to Servicemembers Civil Relief Act

SSN: [redacted]
Birth Date:
Last Name: SCHUTT
First Name: AUBREY
Middle Name:
Status As Of: Aug-31-2017
Certificate ID: AUKKC1Y19XM4GER

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

Michael V. Sorrento, Director
Department of Defense - Manpower Data Center
400 Gigling Rd.
Seaside, CA 93955

Department of Defense Manpower Data Center

Results as of : Aug-31-2017 12:33:23 PM

SCRA 4.0

Status Report
Pursuant to Servicemembers Civil Relief Act

SSN: [redacted]
Birth Date:
Last Name: SCHUTT
First Name: TERESA
Middle Name:
Status As Of: Aug-31-2017
Certificate ID: DHI70JIL7V1F201

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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Michael V. Sorrento

Michael V. Sorrento, Director
Department of Defense - Manpower Data Center
400 Gigling Rd.
Seaside, CA 93955

COST OF PUBLICATION

First Insertion	**$210.00**
Second Insertion	**210.00**
Third Insertion	**210.00**
Fourth Insertion	**210.00**
Total	**$840.00**

NOTICE OF TRUSTEE'S SALE

WHEREAS, default has occurred in the erformance of the covenants, terms, and onditions of a Deed of Trust Note dated May 0, 2007, and the Deed of Trust of even date ecuring the same, recorded May 21, 2007, ocument No. 20070521-0060270, in Office f the Register of Deeds for Davidson County, ennessee, executed by Teresa A. Schutt and ubrey D. Schutt, conveying certain property erein described to Brandon G. Polito as rustee for Wells Fargo Financial Tennessee 1, LC; and the undersigned, Wilson & Associates, .L.L.C., having been appointed Successor rustee by U.S. Bank Trust, N.A., as Trustee or LSF9 Master Participation Trust.

NOW, THEREFORE, notice is hereby given hat the entire indebtedness has been declared lue and payable; and that an agent of Wilson & Associates, P.L.L.C., as Successor Trustee, y virtue of the power, duty, and authority ested in and imposed upon said Successor rustee, by U.S. Bank Trust, N.A., as Trustee, or LSF9 Master Participation Trust, will, on **August 30, 2017 on or about 10:00 AM, at he Bridgestone Arena, Nashville, Tennes-ee,** offer for sale certain property hereinafter lescribed to the highest bidder FOR **certified unds** paid at the conclusion of the sale, or redit bid from a bank or other lending entity re-approved by the successor trustee. The ale is free from all exemptions, which are xpressly waived in the Deed of Trust, said roperty being real estate situated in Davidson ounty, Tennessee, and being more particularly lescribed as follows:

Being a tract of land in the 1st Councilman District of Davidson County and a portion of that property conveyed to John R. Adams in DB 4032, Page 127 RODCT known as the John R. Adams lot as of Record No. 20020110-004036 RODCT more accurately described according to a survey dated 10-16-01 by Tommy E. Walker, TN LIC. NO. 1465 as follows: Beginning at an iron pin in the Northeasterly margin of Whites Creek Pike, said pin being the most Southwesterly corner of the herein described tract and a common corner to Lot 1 of Fish Adams property (PB 5190, PG 33 RODCT); thence now leaving said margin N 38 Deg 10' 00" E. 723.58' to an iron pin; thence S 51 deg. 50' 50" E. 155.00' to an iron pin; thence S 38 deg 10' 00" W. 289.18' to an iron pin; thence N 51 deg. 50' 00" W, 68.53'; thence S 53 deg. 59' 19" E., 38.58' to an iron pin; thence S 38 deg. 10' 31" W, 161.57' to an iron pin in said margin; thence with said margin N 51 deg. 30' 09" W, 125.00' to the point of beginning, more or less. Legal description revised pursuant to an Attorney's Affidavit to be recorded prior to foreclosure.

ALSO KNOWN AS: 4835 Whites Creek Pike, Whites Creek, TN 37189

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:

TERESA A. SCHUTT
AUBREY D. SCHUTT
US BANK NATIONAL ASSOCIATION AS TRUSTEE OF CV1 LOAN GT TRUST

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. 317393**

DATED July 31, 2017

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

Aug. 4, 11, 18, 25, 2017 Fml37074

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:

August 4, 2017
August 11, 2017
August 18, 2017
August 25, 2017

THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER

By: _____
Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this **25th** day of **August 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 **Catron Kerr** 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 **25th** day of **August 2017.**

WHITNEY C. LOGAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMM. EXP. JUNE 29, 2021

_____
Notary Public

WILSON

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, Tanisha Davis, 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: _____
Notary' Seal (if on paper)

TANISHA DAVIS
JEFFERSON COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires July 12, 2024
Commission # 12399735