RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Clarinda Talley, Scott Talley

GRANTEE(s)
Kevin Johnson

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
Batch# 14059 DEEDTRS
10/16/2017 11:57:24 AM 3 pgs
Fees: $18.00 Taxes: $699.30
20171016-0105809

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated February 6, 2009 and recorded February 12, 2009, Document No. 20090212-0012311 in the Register's Office of Davidson County, Tennessee, Clarinda Talley, Scott Talley conveyed to James L. Fuqua, Jr., as Trustee for Right Mortgage Company, 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 February 11, 2015, at Instrument No. 20150211-0012760 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 22, 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 June 22, 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 Kevin Johnson, at and for the sum of $189,000.00, 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 Kevin Johnson 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 Kevin Johnson, 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 Number 19 on the Final Plat of Watersview, a plat of which is of record in Instrument Number 20010515-0050286, Register's Office for said County, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Clarinda Talley, Scott Talley by Warranty Deed recorded December 29, 2006, as Instrument No. 20061229-0160753 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 1216 Waverunner Court West, Nashville, TN 37217-4151.

Tax Parcel No.: 136 130A 019.00

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 Kevin Johnson, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 27 day of June, 2017.

Wilson & Associates, PLLC

By: _____
Courtney 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 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 27 day of June, 2017.

STATE OF ARKANSAS NOTARY PUBLIC
COLBY EASTER
MY COMMISSION # 12698422
EXPIRES: June 30, 2026
Pulaski County

_____
Notary Public

My Commission Expires: 6·30·2026

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 $189,000.00, 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 3 day of October, 2017

_____
Kevin Johnson

ACKNOWLEDGMENT

STATE OF Alabama

COUNTY OF Montgomery

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Kevin Johnson, 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 Montgomery, Alabama this 3rd day of October, 2017.

_____
Notary Public

My Commission Expires 5/27/2019

My Commission Expires: _____

LYUDMILA MAGDA NOTARY PUBLIC ALABAMA STATE AT LARGE

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Kevin Johnson
PO Box 231365
Montgomery, AL 36123

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 February 6, 2009, and the Deed of Trust of even date securing the same, recorded February 12, 2009, Document No. 20090212-0012311, in Office of the Register of Deeds for Davidson County, Tennessee, executed by Clarinda Talley and Scott Talley, conveying certain property therein described to James L. Fuqua, Jr. as Trustee for Right Mortgage Company; 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 22, 2017 on or about 10:00 AM, at the The Historic Davidson County Courthouse, 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 Number 19 on the Final Plat of Waterview, a plat of which is of record in Instrument Number 20010618-0060286, Register's Office for said County, to which plat reference is hereby made for a more complete legal description.

ALSO KNOWN AS: 1216 Waverunner Court West, Nashville, TN 37217-4182

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:

CLARINDA TALLEY
SCOTT TALLEY
JEAN THURMAN
JAMES TURMAN
SOUTHEAST FINANCIAL CREDIT UNION

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. 228534

DATED April 17, 2017

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

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

Apr. 21, 28, May 5, 2017 fnl35949

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 21, 2017
April 28, 2017
May 5, 2017

THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER

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

STATE OF TENNESSEE

On this **5th** 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 **5th** day of **May 2017.**

Notary Public

TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXP. FEB. 2018

WILSON