RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
David W Sutton, II, Kristena Sutton

GRANTEE(s)
Federal Home Loan Mortgage Corporation

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# 26346 DEEDTRS
11/16/2017 11:06:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20171116-0117822

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated November 4, 2015 and recorded November 9, 2015, Document No. 20151109-0113925 in the Register's Office of Davidson County, Tennessee, David W Sutton, II, Kristena Sutton 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, AmeriHome Mortgage Company, LLC has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on May 15, 2017, Document No. 20170515-0047616 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 AmeriHome Mortgage Company, 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 November 9, 2017;

WHEREAS, pursuant to said advertisement and notice, on November 9, 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 AmeriHome Mortgage Company, LLC, at and for the sum of $83,294.67, 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.

WHEREAS, the said AmeriHome Mortgage Company, LLC, has assigned its interest in the said property to the Federal Home Loan Mortgage Corporation;

NOW, THEREFORE, in consideration of the premises and the payment by AmeriHome Mortgage Company, 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 Federal Home Loan Mortgage Corporation, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Land situated in the 14th Civil District beginning at a point in the Old Clarksville Pike 556 feet from the Northwest corner of a tract conveyed to Earnest Felts and wife, Stella Felts, by J.J. Harper and wife, Rose Harper, of record in Book 782, page 535, RODC, Tennessee, thence South 39 deg. West 122 feet to a stake, thence South 47 deg. East 170 feet, thence South 89.5 deg. East 100 feet to a black walnut, thence North 23 deg. East 97 feet to the center of said Clarksville pike, thence with center of same North 53 deg. West 232 feet to the beginning, containing 75/100th acres, more or less.

Being the same property conveyed to David W. Sutton, II by Warranty Deed recorded June 10, 2009, at Instrument Number 20090610-0053759, Register's Office for Davidson County, Tennessee.

Commonly known as: 6435 Old Clarksville, Joelton, TN 37080

Tax Parcel No.: 021-00-067.00

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 Federal Home Loan Mortgage Corporation, its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 14 day of NOV, 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 14 day of Nov., 2017.

_____
Notary Public

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

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 $83,294.67, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. However, the grantee(s) are exempt from any and all transfer taxes pursuant to TCA. § 13-23-127.

EXECUTED on this 14 day of NOV, 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 14 day of Nov., 2017.

Notary Public

My Commission Expires: 7/12/2021

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Federal Home Loan Mortgage Corporation
5000 Plano Parkway
Carrolton, TX 75010

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

Department of Defense Manpower Data Center

Results as of : Nov-13-2017 10:57:39 AM

SCRA 4.0

Status Report
Pursuant to Servicemembers Civil Relief Act

SSN: [redacted]
Birth Date:
Last Name: SUTTON II
First Name: DAVID
Middle Name:
Status As Of: Nov-13-2017
Certificate ID: CKZOWGSA4PDGOI1

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 : Nov-13-2017 10:57:40 AM

SCRA 4.0

Status Report
Pursuant to Servicemembers Civil Relief Act

SSN: [redacted]
Birth Date:
Last Name: SUTTON
First Name: KRISTENA
Middle Name:
Status As Of: Nov-13-2017
Certificate ID: A1DSRK18GH3MRHB

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**
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 November 4, 2015, and the Deed of Trust of even date securing the same, recorded November 9, 2015, Document No. 20151109-0113925, in Office of the Register of Deeds for Davidson County, Tennessee, executed by David W Sutton, II and Kristena Sutton, conveying certain property therein described to Andrew C. Rambo as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for First Community Mortgage, Inc., its successors and assigns; and the undersigned, Wilson & Associates, P.L.L.C., having been appointed Successor Trustee by AmeriHome Mortgage Company, LLC.

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 AmeriHome Mortgage Company, LLC, will, on **November 9, 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 situated in the 14th Civil District beginning at a point in the Old Clarksville Pike 556 feet from the Northwest corner of a tract conveyed to Earnest Felts and wife, Stella Felts, by J.J. Harper and wife, Rose Harper, of record in Book 782, page 535, RODC, Tennessee, thence South 39 deg. West 122 feet to a stake, thence South 47 deg. East 170 feet, thence South 99.5 deg. East 100 feet to a black walnut, thence North 23 deg. East 97 feet to the center of said Clarksville pike, thence with center of same North 53 deg. West 232 feet to the beginning, containing 75/100th acres, more or less. (Legal description to be revised pursuant to an Attorney's Affidavit to be filed prior to foreclosure).

ALSO KNOWN AS: 6435 Old Clarksville, Joelton, TN 37080

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:

DAVID W SUTTON, II
KRISTENA SUTTON

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. 321920**

DATED October 12, 2017

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

Oct. 20, 27, Nov. 3, 2017 Fml37873

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:

October 20, 2017
October 27, 2017
November 3, 2017

THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER

By: Adria Witherspoon

Adria Witherspoon, Administrative Assistant

STATE OF TENNESSEE

On this 3rd day of **November 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 **Adria Witherspoon** 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 3rd day of **November 2017.**

WHITNEY C. LOGAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. JUNE 29, 2020

Whitney C. Logan
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