RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Norma Morton

GRANTEE(s)
Amrollah Sharifi and Naim Sharifi

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# 59629 DEEDTRS
02/16/2018 08:17:05 AM 3 pgs
Fees: $18.00 Taxes: $540.93
20180216-0015101

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated January 26, 2007 and recorded March 7, 2007, Document No. 20070307-0028077 in the Register's Office of Davidson County, Tennessee, Norma Morton conveyed to Millenium Title Inc, as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for First Franklin Financial Corp., an Op. Sub. of MLB&T CO., FSB, 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, U.S. Bank National Association, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR MERRIL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-1 has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on January 8, 2018, Document No. 20180108-0002195 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 National Association, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR MERRIL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-1 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 January 30, 2018;

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 January 30, 2018; 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 Amrollah Sharifi and Naim Sharifi, at and for the sum of $146,197.66, 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 Amrollah Sharifi and Naim Sharifi 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 Amrollah Sharifi and Naim Sharifi, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

BEGINNING AT A POINT IN THE SOUTH MARIGIN OF GREYMONT DRIVE AT THE CORNER OF LOTS 118 AND 119; THENCE WITH THE LINE BETWEEN SAID LOTS, SOUTHWESTERLY 131.4 FEET TO A CORNER OF LOT NO. 117; THENCE WITH THE LINE BETWEEN LOTS 117 AND 118, SOUTHEASTERLY 116 FEET TO THE WESTERLY MARGIN OF GLENGARRY DRIVE; THENCE WITH THE MARGIN OF THE SAME, NORTHEASTERLY 118 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE, NORTHERLY 39.3 FEET TO THE SOUTHERLY MARGIN OF GREYMONT

DRIVE; THENCE WITH THE MARGIN OF THE SAME NORTHWESTERLY 124 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to Norma Morton by Quit Claim Deed recorded May 9, 1997 at Book 10448, Page 558, Register's Office for Davidson County, Tennessee.

Commonly known as: 501 Glengarry Drive, Nashville, TN 37217.

Tax Parcel No.: 120 05 0 096.00

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 Amrollah Sharifi and Naim Sharifi, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 8 day of Feb., 2018.

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 8th day of Feb., 2018.

NOTARY PUBLIC ARKANSAS
MATT ROBINS
No. 12399751
PULASKI COUNTY
Commission Expires 4-25-2024

_____
Notary Public

My Commission Expires: 4-25-2024

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 $_____, 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 _____ day of _____, _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 146,197.66
_____, Affiant
Subscribed and sworn before me this the
16 Day of Feb., 2018.
A. Goodman, Deputy Register

_____
Amrollah Sharifi

_____
Naim Sharifi

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: _____

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Amrollah Sharifi and Naim Sharifi
4605 TODDINGTON DR
Nashville, TN 37215