**RECORDING LEGEND**

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

**GRANTOR(s)**
**Christopher McCullough, Carla G. McCullough**

**GRANTEE(s)**
**Mourad Taki**

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

Karen Y Johnson Davidson County
Batch# 179226 **DEEDTRS**
12/31/2018 01:32:41 PM 5 pgs
Fees: $28.00 Taxes: $607.17
20181231-0126490

# TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated August 25, 2003 and recorded September 18, 2003, Document No. 20030918-0137913 in the Register's Office of Davidson County, Tennessee, Christopher McCullough, Carla G. McCullough conveyed to William L. Rosenberg, as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for Franklin American Mortgage Company, 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, Bank of America, N.A. has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on October 26, 2018, Document No. 201810260106286 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 Bank of America, N.A. 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 December 20, 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 December 20, 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 Mourad Taki, at and for the sum of $164,100.00, 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 Mourad Taki 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 Mourad Taki, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

Lot 179, Section 3, Forest View Park Subdivision, as shown on plat of record in Plat Book 5210, Page 353 in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Christopher McCullough and Carla McCullough by Warranty Deed recorded June 6, 2001, at Instrument Number 20010606-0059571, Register's Office for Davidson County, Tennessee.

Commonly known as: 2829 Barksdale Lane, Antioch, TN 37013.

Tax Parcel No.: 150-09-0 075.00

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 Mourad Taki, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 26th day of December, 2018.

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 26th day of December, 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 $164,900.00, 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 27 day of 31, 2018.

_____
Mourad Taki

ACKNOWLEDGMENT

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Mourad B Taki, 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 Nashville this 31st day of Dec 2018.

_____
Notary Public

ASTER TEKLEMARIAM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

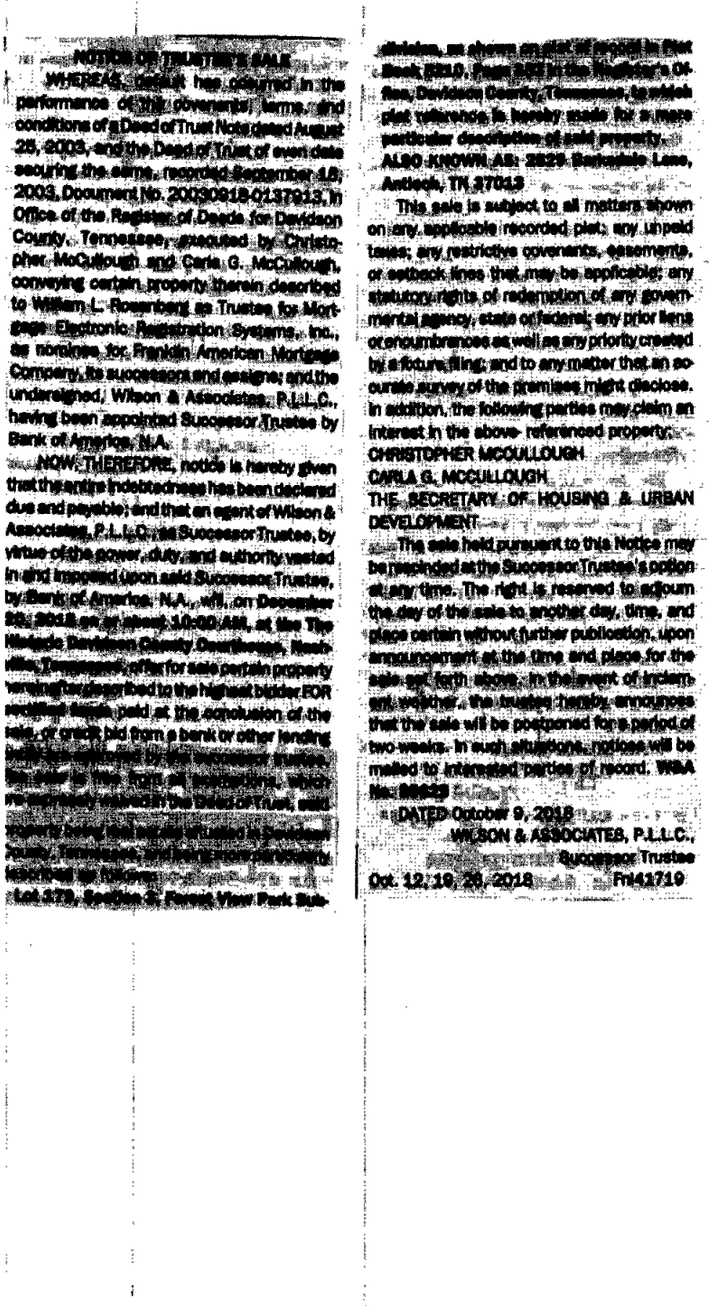
My Commission Expires: 03/03/2020

**PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:**
Mourad Taki
912 Kipling Drive
Nashville, TN 37217

W&A No. 89629
Wells Fargo Bank, N.A.
Federal Housing Administration

**COST OF PUBLICATION**

| | |
|---|---|
| **First Insertion** | **$230.00** |
| **Second Insertion** | **230.00** |
| **Third Insertion** | **230.00** |
| **Total** | **$690.00** |



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 August 25, 2003, and the Deed of Trust of even date securing the same, recorded September 18, 2003, Document No. 20030918-0137913, in Office of the Register of Deeds for Davidson County, Tennessee, executed by Christopher McCullough and Carla G. McCullough, conveying certain property therein described to William L. Rosenberg as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for Franklin American Mortgage Company, its successors and assigns; and the undersigned, Wilson & Associates, P.L.L.C., having been appointed Successor Trustee by Bank of America, N.A.

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 Bank of America, N.A., will, on December 20, 2018 at 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 cash paid at the conclusion of the sale, or check bid from a bank or other lending institution, free from the equity of redemption, homestead, dower, and all other rights of exemption, which are expressly waived in the Deed of Trust, said property being commonly known as purported property address 2629 Belmaste Lane, Antioch, TN 37013 and being all of Lot 179, Section 3, Forest View Park Subdivision, as shown on plat of record in Plat Book 6510, Page 245 in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

ALSO KNOWN AS: 2629 Belmaste Lane, Antioch, TN 37013

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:

CHRISTOPHER MCCULLOUGH
CARLA G. MCCULLOUGH
THE SECRETARY OF HOUSING & URBAN DEVELOPMENT

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. In the event of inclement weather, the trustee hereby announces that the sale will be postponed for a period of two weeks. In such situations, notice will be mailed to interested parties of record. W&A file: 89629

DATED October 9, 2018

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

Oct. 12, 19, 26, 2018 Fn141719

## 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 12, 2018**
**October 19, 2018**
**October 26, 2018**

**THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER**

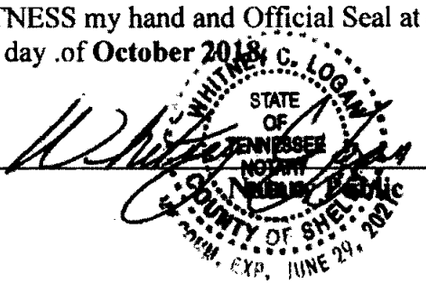
By: Jamie Carpenter
**Jamie Carpenter, Administrative Assistant**

STATE OF TENNESSEE

On this **26th** day of **October 2018,** 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 **Jamie Carpenter** 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 **26th** day .of **October 2018**.




**WILSON**

Department of Defense Manpower Data Center

Results as of : Dec-21-2018 05:04:35 AM

SCRA 4.9

# Status Report
## Pursuant to Servicemembers Civil Relief Act

SSN: [redacted]
Birth Date:
Last Name: MCCULLOUGH
First Name: CARLA
Middle Name:
Status As Of: Dec-21-2018
Certificate ID: 7MT81ZQR9BR6K1D

| 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 : Dec-21-2018 05:05:09 AM

SCRA 4.9

# Status Report
## Pursuant to Servicemembers Civil Relief Act

SSN: [redacted]
Birth Date:
Last Name: MCCULLOUGH
First Name: CHRISTOPHER
Middle Name:
Status As Of: Dec-21-2018
Certificate ID: 153WHHNX3J7W1BF

| On Active Duty On Active Duty Status Data | | | |
|---|---|---|---|
| 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