RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Carnet L Counts

GRANTEE(s)
Daryl Spicer

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

Karen Johnson Davidson County
Batch# 195974 DEEDTRS
02/15/2019 02:26:30 PM 5 pgs
Fees: $28.00 Taxes: $481.00
20190215-0014317

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated March 28, 2006 and recorded March 31, 2006, Document No. 20060331-0036344 in the Register's Office of Davidson County, Tennessee, Carnet L Counts conveyed to Matt B. Murfree, as Trustee for Guaranty Trust 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, N.A. has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on November 21, 2018, Document No. 20181121011481 1 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, 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 January 10, 2019; and on said date the sale was announced to be postponed and the sale was conducted on February 7, 2019

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 February 7, 2019; 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 Daryl Spicer, at and for the sum of $130,000.00, 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 Daryl Spicer 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 Daryl Spicer, 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 No. 144, Plan of Section "C", Village of Old Hickory, of record in Book 1424, Page 66, Register's Office for Davidson County, Tennessee, to which reference is made for a complete and accurate description.

Being the same property conveyed to Grantor by deed recorded March 31, 2006, at Instrument No. 20060331-0036343, Register's Office for Davidson County, Tennessee.

Commonly known as: 1208 Berry Street, Old Hickory, TN 37138-3035.

Tax Parcel No.: 044 15 0 312.00

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 Daryl Spicer, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 11 day of February, 2019.

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 11 day of February, 2019.

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 $130,000.00, 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 15 day of Feb, 2019.

_____
Daryl Spicer

ACKNOWLEDGMENT

STATE OF TN

COUNTY OF Wilson

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Daryl Spicer, 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 Mt. Juliet, TN this 15 day of Feb, 2019.

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

_____
Notary Public

My Commission Expires: 4-13-22

PROPERTY OWNER OR AGENT RESPONSIBLE FOR PAYMENT OF TAXES:
Daryl Spicer
2007 Kimberly Drive
Mt Juliet, TN 37122

Department of Defense Manpower Data Center

Results as of : Feb-08-2019 05:03:50 AM

SCRA 4.1.0

Status Report
Pursuant to Servicemembers Civil Relief Act

SSN: XXX-XX-[redacted]
Birth Date:
Last Name: COUNTS
First Name: CARNET
Middle Name:
Status As Of: Feb-08-2019
Certificate ID: QH8W3YZL1Z3YZVQ

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

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 erformance of the covenants, terms, and onditions of a Deed of Trust Note dated larch 28, 2006, and the Deed of Trust of even ate securing the same, recorded March 31, 006, Document No. 20060331-0036344, in ffice of the Register of Deeds for Davidson ounty, Tennessee, executed by Carnet L. ounts, conveying certain property therein escribed to Matt B. Murfree as Trustee for uaranty Trust Company; and the undersigned, ilson & Associates, P.L.L.C., having been ppointed Successor Trustee by Wells Fargo ank, N.A.

NOW, THEREFORE, notice is hereby given at the entire indebtedness has been declared ie and payable; and that an agent of Wilson & ssociates, P.L.L.C., as Successor Trustee, by tue of the power, duty, and authority vested and imposed upon said Successor Trustee, Wells Fargo Bank, N.A., will, on **January , 2019 on or about 10:00 AM, at the The storic Davidson County Courthouse, Nash- le, Tennessee,** offer for sale certain property reinafter described to the highest bidder FOR **rtified funds** paid at the conclusion of the le, or credit bid from a bank or other lending tity pre-approved by the successor trustee. e sale is free from all exemptions, which expressly waived in the Deed of Trust, said operty being real estate situated in Davidson unty, Tennessee, and being more particularly scribed as follows:

AND In Davidson County, Tennessee, being ot No. 144, Plan of Section "C", Village of ld Hickory, of record in Book 1424, Page 6, Register's Office for Davidson County, Tennessee, to which reference is made for a complete and accurate description.

ALSO KNOWN AS: 1208 Berry Street, Old Hickory, TN 37138-3035

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:

CARNET L. COUNTS
HEIR(S) OF CARNET L. COUNTS
ESTATE OF CARNET L. COUNTS
RICHARD LIDDELL
KEVIN COLLINS
DAVID COLLINS
BRAD COUNTS

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, notices will be mailed to interested parties of record. **W&A No. 334054**

DATED November 8, 2018

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

Nov. 16, 23, 30, 2018 Fn142055

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:

November 16, 2018
November 23, 2018
November 30, 2018

THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER

By: Jamie Carpenter
Jamie Carpenter, Administrative Assistant

STATE OF TENNESSEE

On this **30th** day of **November 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 **30th** day of **November 2018.**

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

Notary Public

WILSON

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 5-2019

(SEAL)

