RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Lori L Smith

GRANTEE(s)
CAPITAL JOURNEY, LLC

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# 209329 DEEDTRS
03/25/2019 10:19:06 AM 3 pgs
Fees: $18.00 Taxes: $447.70
20190325-0026613

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated October 18, 2012 and recorded November 30, 2012, Document No. 20121130-0109815 in the Register's Office of Davidson County, Tennessee, Lori L Smith conveyed to Mark A. Rosser, Esq, as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for EverBank, 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, Ditech Financial LLC has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on January 9, 2019, Document No. 20190109-0002338 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 Ditech Financial 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 March 12, 2019;

WHEREAS, pursuant to a search completed on Department of Defense DMDC website, 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 March 12, 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 CAPITAL JOURNEY, LLC, at and for the sum of $121,000.00, 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 CAPITAL JOURNEY, 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 the said CAPITAL JOURNEY, LLC, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

Real property in the City of Nashville, County of Davidson, State of Tennessee, described as follows: Being Lot No. 40 on the Map of Fairlane Park, as of record in Book 2331, page 108, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description,.

Being the same property conveyed to Grantor by deed recorded as Instrument No. 20090901-0081998 Register's Office for Davidson County, Tennessee.

Commonly known as: 5000 Madeline Drive, Nashville, TN 37211.

Tax Parcel No.: 147-16-0-187.00

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 CAPITAL JOURNEY, LLC, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 14 day of March, 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 14 day of March, 2019.

TANISHA DAVIS
JEFFERSON COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires July 12, 2024
Commission # 12382734

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 $121,000.00, 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 21 day of March 2019.

CAPITAL JOURNEY, LLC

ACKNOWLEDGMENT

STATE OF TNN

COUNTY OF Williamson

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, James Roberts, 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 Brentwood TN this 21 day of March 2019.

Notary Public

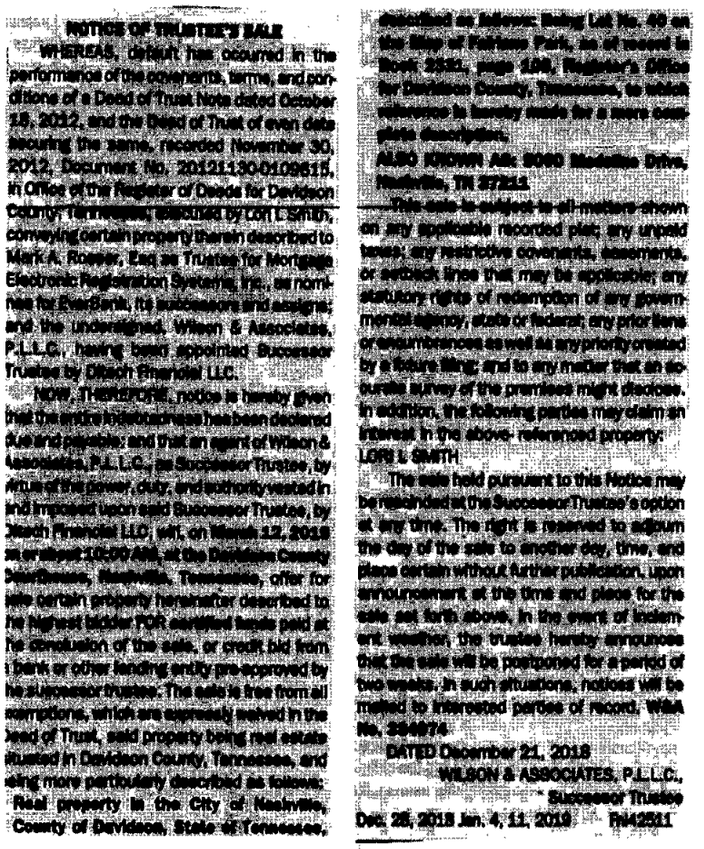
My Commission Expires: 01-23-23

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
CAPITAL JOURNEY, LLC
301 SOUTH PERIMETER PARK DR
Nashville, TN 37211

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 October 19, 2012, and the Deed of Trust of even date securing the same, recorded November 30, 2012, Document No. 20121130-0109515, in Office of the Register of Deeds for Davidson County, Tennessee executed by LORI L SMITH, conveying certain property therein described to Mark A. Roseto, Esq as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for EverBank, its successors and assigns; and the undersigned, Wilson & Associates, P.L.L.C., having been appointed Successor Trustee by Ditech Financial 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 Ditech Financial LLC, will, on March 12, 2019 at or about 10:00 AM, at the 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:

Real property in the City of Nashville, County of Davidson, State of Tennessee,

described as follows: Being Lot No. 49 on the Plan of Fairlane Park, as of record in Book 3552, page 109, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

ALSO KNOWN AS: 5060 Medallion Drive, Nashville, TN 37211

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 future 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:

LORI L SMITH

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. 334974

DATED December 21, 2018

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

Dec. 28, 2018 Jan. 4, 11, 2019 - Rt42511

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:

December 28, 2018
January 4, 2019
January 11, 2019

THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER

By: Jamie Carpenter

Jamie Carpenter, Administrative Assistant

STATE OF TENNESSEE

On this **11th** day of **January 2019,** 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 **11th** day of **January 2019.**

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

Whitney C. Logan
Notary Public

WILSON