RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Genarro Eric Olds

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# 220854 DEEDTRS
04/23/2019 12:13:47 PM 3 pgs
Fees: $18.00 Taxes: $136.90
20190423-0037238

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated March 24, 2000 and recorded March 27, 2000, Document No. 200003270030459 in the Register's Office of Davidson County, Tennessee, Genarro Eric Olds conveyed to Donald A. Gilliam, as Trustee for NVR Mortgage Finance, Inc., 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, Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on January 31, 2018, Document No. 20180131-0009697 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 Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust 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 April 10, 2019; **AND** on said date the sale was announced to be postponed and the sale was conducted on April 10, 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 April 10, 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 $37,000.00, 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:

BEING Unit E-2, Hickory Place Condominiums of record in Master Deed of record in Book 6654, page 910 and referred to as Exhibit "B" found at page 912 and corrected In Book 6759, page 523 and referred to as Exhibit "B" found at page 535 said corrected Book, as amended in Book 7015, pages 182, 187 and 192. Unit E-2 BEING part of the Unit Plan for Phases 2-8, section 1, Hickory Place Condominiums, of record in Plat Book 6250, page 795; all references of record in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Grantor by deed recorded as Instrument No. 200003270030459, Register's Office for Davidson County, Tennessee.

Commonly known as: 317 Hickory Place, Nashville, TN 37214.

Tax Parcel No.: 096110A03500CO

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 12 day of April, 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 12 day of April, 2019.

_____
Notary Public

My Commission Expires: 7/12/2024

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

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 $37,000.00, 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 23 day of April, 2019.

_____
Capital Journey, LLC

ACKNOWLEDGMENT

STATE OF Tennessee
COUNTY OF Sumner

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 April this 16 day of 2019.

_____
Notary Public

My Commission Expires: 4-24-19

JENNIFER DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PROPERTY OWNER OR AGENCY
RESPONSIBLE FOR PAYMENT OF TAXES:
Capital Journey, LLC
301 S. Perimeter Park Dr Suite 100
Nashville TN 37211