RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Leslie Shaver

GRANTEE(s)
CH and CH LLC

This Instrument Prepared By:
WILSON & ASSOCIATES, P.L.L.C.
400 West Capitol Avenue
Suite 1400

F3251R JUN 14, 2019 ACT WT 1.0 LBS #PK 1
SVC GNDCOM BL WT ALL CURRENCY USD
TRACKING# 1ZF3251R0362063096
DEPT NO.: 115
REF 2:
HC 0.00 CNS 0.00 FRT: SHP
SHIPMENT NR RATE CHARGES: SVC 6.65 USD
COD 0.00 RS 0.00
DV 0.00 DGD 0.00
DC 0.00 PR 0.00 ROD 0.00
AH 0.00 NR+HC6.65
TOT NR CHG 6.65 PUB+HC9.63
TOT PUB CHG 9.63
THIS DOCUMENT IS NOT AN INVOICE.

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated November 25, 2008 and recorded November 26, 2008, Document No. 20081126-0115721 and modified on April 23, 2013, Document No. 20130423-0040381 in the Register's Office of Davidson County, Tennessee, Leslie Shaver conveyed to Mark Firth, as Trustee for American General Financial Services, 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 Carlsbad Funding Mortgage Trust has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on September 24, 2018, Document No. 20180924-0094029 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 Carlsbad Funding Mortgage 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 June 12, 2019 and

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 June 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 CH and CH LLC, at and for the sum of $401,683.77, 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 CH and CH 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 CH and CH LLC, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

Being Lot No. 31 on the Map of Brookhaven Estates, as of record in Book 1835, pages 49, 50 and 51, Register's Office for said County. Said Lot No. 21 fronts 185 feet on the southeasterly side of Crestridge Drive and runs back between lines 317 feet on the northeasterly line of 331.1 feet on the southwesterly line of a deed line in the rear on which it measures 98 feet.

Being the same property conveyed to Grantor by deed recorded as Instrument No. 20081126-0115720, Register's Office for Davidson County, Tennessee.

Commonly known as: 4030 Crestridge Drive, Nashville, TN 37204.

Tax Parcel No.: 132-02-0-020.00

Karen Johnson Davidson County
Batch# 245730 DEEDTRS
06/19/2019 03:09:44 PM 8 pgs
Fees: $43.00 Taxes: $1,486.23
20190619-0059139

The above-described property is conveyed subject to the rights of the United States of America to redeem the property as provided for in 26 U.S.C. §7425(d)(1).

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 CH and CH 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 June, 2019.

Wilson & Associates, PLLC

By: _____
Maria Yoder, Attorney (TN Bar #30713)
Email: Info@TheWilsonLawFirm.com

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 June, 2019.

BETTYE BOONE
MY COMMISSION # 12698721
EXPIRES: August 4, 2026
Pulaski County

_____
Notary Public

My Commission Expires: 8/4/2026

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 _____, _____.

_____
CH and CH LLC

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:
CH and CH LLC
5133 Harding Pike Ste B10 #185
Nashville TN 37205

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$401,683.77, **Affiant**
Subscribed and sworn before me this the
19 **Day of** June, 2019.
P. Tilbrook, **Deputy Register**

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 November 25, 2008, and the Deed of Trust of even date securing the same, recorded November 26, 2008, Document No. 20081126-0115721, and modification dated [illegible], Document No. 20130429-0040061, in Office of the Register of Deeds for Davidson County, Tennessee, executed by Leslie Shaver, conveying certain property therein described to Mark Fith as Trustee for American General Financial Services, Inc.; and the undersigned, Wilson & Associates, P.L.L.C., having been appointed Successor Trustee by Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Carlsbad Funding Mortgage Trust.

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 Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Carlsbad Funding Mortgage Trust, will, on June 18, 2019 on or about 9:00 AM, at the Bridgestone Arena, 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:

Being Lot No. 21 on the Map of Brookhaven Estates, as of record in Book 1895, pages 48, 89 and 91, Register's Office for said County. Said Lot No. 21 fronts 100 feet on the southeasterly side of Crestridge Drive and runs back between lines 317 feet on the northeasterly line of 321.1 feet on the southwesterly line of a deed line in the rear on which it measures 99 feet.

ALSO KNOWN AS: 4009 Crestridge Drive, Nashville, TN 37204

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 fraudulent 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:

LESLIE SHAVER
INTERNAL REVENUE SERVICE
ATTENTION: WENDY SMOOT

On or about August 20, 2008, the United States of America, Internal Revenue Service, filed a federal tax lien against the Defendant, Leslie Clinton Shaver, recorded in the Register's Office of Davidson County, Tennessee, Inst. No. 20080820-0085709. On or about December 1, 2008, the United States of America, Internal Revenue Service, filed a federal tax lien against the Defendant, Leslie Clinton Shaver, recorded in the Register's Office of Davidson County, Tennessee, Inst. No. 20081201-0116495. Any interest in the property held by the United States of America, Internal Revenue Service, by virtue of the aforementioned federal tax lien is both junior and inferior to the interests held by Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Carlsbad Funding Mortgage Trust. Provided, however, that the United States of America, Internal Revenue Service, pursuant to 26 U.S.C. §7425 and 28 U.S.C. §2410(c), shall have one hundred and twenty (120) days from the date of the sale within which to redeem the property by virtue of its tax lien(s) herein by payment of the actual amount paid by the purchaser at the foreclosure sale, plus any amount in excess of the expenses necessarily incurred in connection with such property, less the income from such property, plus a reasonable rental value of such property. As required by 26 U.S.C. §7425(b), the United States of America, Internal Revenue Service has been given timely notice of this action.

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. 314356

DATED May 8, 2019

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

May 10, 17, 24, 2019 Fbl44034

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:

May 10, 2019
May 17, 2019
May 24, 2019

THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER

By: Jamie Carpenter
Jamie Carpenter, Administrative Assistant

STATE OF TENNESSEE

On this 24th day of **May 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 24th day of **May 2019**.

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

Notary Public

WILSON

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

AFFIDAVIT OF COMPLIANCE
WITH 26 U.S.C. §7425 (b) & 26 U.S.C. §7425 (c)

COUNTY OF PULASKI
STATE OF ARKANSAS

Comes the undersigned affiant who, upon oath and affirmation, states as follows:

That I am more than 18 years of age, suffer no legal disability.

That default occurred on Deed of Trust dated November 25, 2008, executed by Leslie Shaver, as mortgagor(s), in favor of Mark Firth as Trustee for American General Financial Services, Inc., and recorded November 26, 2008, Document No. 20081126-0115721 in the Register's Office of Davidson County, Tennessee, encumbering the below-described property:

> Being Lot No. 31 on the Map of Brookhaven Estates, as of record in Book 1835, pages 49, 50 and 51, Register's Office for said County. Said Lot No. 21 fronts 185 feet on the southeasterly side of Crestridge Drive and runs back between lines 317 feet on the northeasterly line of 331.1 feet on the southwesterly line of a deed line in the rear on which it measures 98 feet.

Commonly known as: 4030 Crestridge Drive, Nashville, TN 37204.

That a foreclosure sale of said property was scheduled for sale on June 12, 2019.

That the Davidson County records indicated the following lien(s) in favor of the Internal Revenue, on the above referenced property, filed of record on August 20, 2008, as Instrument #20080820-0085709 and on December 1, 2008, as Instrument# 20081201-0116495 in the real estate records of Davidson County, Tennessee.

That, pursuant to 26 U.S.C. §7425(b), notice of said sale, along with a copy of each lien in favor of the Internal Revenue Service, was provided to the Internal Revenue Service at least 25 days prior to the date of sale.

That, the notice letter to the Internal Revenue Service was mailed out via certified mail at least 25 days prior to the date of sale and the tracking number for said notice letter is attached hereto and incorporated herein.

That the trustee has not received a response to the notice of sale; as such none can be attached to the trustee's deed.

FURTHER AFFIANT SAYETH NAUGHT.

DATED this 14 day of June, 2019

WILSON AND ASSOCIATES, P.L.L.C.

By: _____
Maria Yoder, Attorney (TN Bar #30713)

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Before me, the undersigned, 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

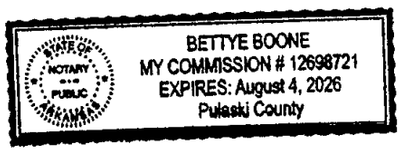
be authorized to execute the instrument on behalf of Wilson & Associates, PLLC the within-named bargainor, a corporation, and that such, executed the foregoing instrument for the purposes therein contained by personally signing the name of the corporation.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Bettye Boone

Notary Public

My Commission Expires: 8/4/2026



400 West Capitol Avenue
Suite 1400
Little Rock, AR 72201
Phone: (501)219-9388
Fax: (501)219-9458

WILSON & ASSOCIATES, P.L.L.C.
www.thewilsonlawfirm.com
Attorneys at Law

May 8, 2019

INTERNAL REVENUE SERVICE
Attention: Wendy Smoot
801 Broadway, MDP 53
Nashville, TN 37203

RE: Leslie Shaver
4030 Crestridge Drive, Nashville, TN 37204
W&A No. 314356; Servicer: Rushmore Loan Management Services LLC

Dear INTERNAL REVENUE SERVICE
Attention: Wendy Smoot:

By this certified letter, notice is hereby given pursuant to 26 U.S.C. §7425(b) of a foreclosure of a Deed of Trust superior to federal tax lien of record, said lien being more particularly described in the enclosed sale notice. In addition, the following information is provided in regard to the above-referenced non-judicial foreclosure sale:

1. A copy of the federal tax lien(s);
2. Sale date and location: June 12, 2019 at 9:00 AM at the Bridgestone Arena, Nashville TN; and
3. The principal balance due is $315,942.44; and the approximate legal fees and costs are $2,500.00.

Thank you for your consideration and attention to this matter. Should you have any questions, please contact me at (501) 219-9388 (or facsimile at (501) 219-9458)).

Sincerely,
WILSON & ASSOCIATES, P.L.L.C.

3592

Form 668 (Y)(c)
(Rev. February 2004)

Department of the Treasury - Internal Revenue Service

Notice of Federal Tax Lien

Area:
SMALL BUSINESS/SELF EMPLOYED AREA #5
Lien Unit Phone: (800) 913-6050

Serial Number
463635108

For Optional Use by Recording Office

Davidson County LIENFTL
Recvd: 08/20/08 14:47 1 pgs
[redacted]
20080820-0085709

As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer LESLIE CLANTON SHAVER

Residence 4030 CRESTRIDGE DR
NASHVILLE, TN 37204-4045

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2004	XXX-XX-6777	07/30/2007	08/29/2017	16483.43
1040	12/31/2005	XXX-XX-6777	05/05/2008	06/04/2018	18167.48
1040	12/31/2006	XXX-XX-6777	06/02/2008	07/02/2018	18031.68

Place of Filing
Register of Deeds
Davidson County
Nashville, TN 37201

Total $ 52682.59

This notice was prepared and signed at NASHVILLE, TN, on this, the 12th day of August, 2008.

Signature R. A. Mitchell
for LASONIA KIMES

Title
REVENUE OFFICER
(615) 250-5647

25-06-1731

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form 668(Y)(c) (Rev. 2-2004)
CAT. NO 60025X

3682

Form 668 (Y)(c)
(Rev. February 2004)

Department of the Treasury - Internal Revenue Service

Notice of Federal Tax Lien

Area:
SMALL BUSINESS/SELF EMPLOYED AREA #5
Lien Unit Phone: (800) 913-6050

Serial Number
495676608

For Optional Use by Recording Office

As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Davidson County LIENFTL
Recvd: 12/01/08 15:31 1 pgs
Fees:12.00 Taxes:0.00
[redacted]
20081201-0116495

Name of Taxpayer LESLIE CLANTON SHAVER

Residence 4030 CRESTRIDGE DR
NASHVILLE, TN 37204-4045

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2007	XXX-XX-6777	06/16/2008	07/16/2018	14013.88

Place of Filing
Register of Deeds
Davidson County
Nashville, TN 37201

Total $ 14013.88

This notice was prepared and signed at NASHVILLE, TN, on this, the 19th day of November, 2008.

Signature R. A. Mitchell
for LASONIA KIMES

Title
REVENUE OFFICER
(615) 250-5647

25-06-1731

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form **668(Y)(c)** (Rev. 2-2004)
CAT. NO 60025X