RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
George Featherston

GRANTEE(s)
CH and CH LLC

Karen Johnson Davidson County
Batch# 251798 DEEDTRS
07/02/2019 10:53:49 AM 2 pgs
Fees: $13.00 Taxes: $473.68

20190702-0064452

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

F3251R JUN 24, 2019 ACT WT 1.0 LBS #PK 1
SVC GNDCOM BL WT
TRACKING# 1ZF3251R0362073923
DEPT NO.: 115 ALL CURRENCY USD
REF 2:

HC 0.00 CNS 0.00 FRT: SHP
SHIPMENT NR RATE CHARGES: SVC 6.65 USD
DV 0.00 COD 0.00 RS 0.00
DC 0.00 DGD 0.00
AH 0.00 PR 0.00 ROD 0.00
TOT NR CHG 6.65 NR+HC6.65
TOT PUB CHG 9.61 PUB+HC9.61
THIS DOCUMENT IS NOT AN INVOICE.

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated November 9, 2007 and recorded November 15, 2007, Document No. 20071115-0133833 and subsequently assumed by Angela Michele Biddix; in the Register's Office of Davidson County, Tennessee, George Featherston conveyed to Robert M. Wilson, Jr., as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Bank, FSB, 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, US BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF CABANA SERIES III TRUST has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on June 5, 2019, Document No. 20190605-0053727 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 US BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF CABANA SERIES III 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 19, 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 June 19, 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 $128,022.00, 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 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:

Land in Davidson County, Tennessee, being Lot No. 5, on the Plan of River Meadows, Section 2, of record in Book 11700, Page 21, Register's Office for said County, to which plan reference is hereby made for a more complete description. This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Being the same property conveyed to Grantor by deed recorded as Instrument No. 20081003-0100764 Register's Office for Davidson County, Tennessee.

Commonly known as: 2716 Hydes Ferry Rd, Nashville, TN 37218.

Tax Parcel No.: 080 12 0 116.00

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 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 24 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 24 day of June, 2019.

Bettye Boone
Notary Public

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

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 _____, _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 138,000.00
_____, Affiant
Subscribed and sworn before me this the
8 Day of July, 2019
_____, Deputy Register

ACKNOWLED

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 37205