RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Rachel LeAnn Maddox, Joseph Todd Maddox

GRANTEE(s)
MidFirst Bank

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

Karen Johnson Davidson County
Batch# 273510 DEEDTRS
08/19/2019 02:33:30 PM 5 pgs
Fees: $28.00 Taxes: $690.78
20190819-0082967

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated July 11, 2008 and recorded August 11, 2008, Document No. 20080811-0082341 in the Register's Office of Davidson County, Tennessee, Rachel LeAnn Maddox, Joseph Todd Maddox conveyed to Liberty Title Company, LLC, as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for iFreedom Direct Corporation, 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, MidFirst Bank has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on October 26, 2018, Document No. 201810260106328 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 MidFirst Bank 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 December 20, 2018; **and** on said date the sale was announced to be postponed and the sale was conducted on July 11, 2019

WHEREAS, pursuant to said advertisement and notice, on July 11, 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 MidFirst Bank, at and for the sum of $186,695.25, that being the highest and best bid offered; 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, 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 MidFirst Bank 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 MidFirst Bank, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Land in the County of Davidson, and State of Tennessee, being Lot No. 13 on the Plan of Hickory Trail Farms, revised Section 1, as of record in Book 4460, Page 192 and 193, Register's Office for said County to which plat reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Grantor by deed recorded as Instrument No. 20080811-0082340, Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 530 Hickory Trl Dr, Nashville, TN 37209.

Tax Parcel No.: 101 00 0 141.00

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 MidFirst Bank, its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 19 day of August, 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 19 day of August, 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 $186,695.25 , which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. However, the grantee(s) are exempt from any and all transfer taxes pursuant to TCA. § 13-23-127.

EXECUTED on this 19 day of August, 2019.

Wilson & Associates, PLLC

By: _____
Maria Yoder (TN Bar #30713)
Wilson & Associates, PLLC, as Agent of Grantee

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, this 19 day of August, 2019.

Bettye Boone
Notary Public

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

My Commission Expires: 8/4/2026

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
MidFirst Bank
999 NW Grand Boulevard
Oklahoma City, OK 73118-6077

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 July 11, 2008, and the Deed of Trust of even date securing the same, recorded August 11, 2008, Document No. 20080811-0082341, in Office of the Register of Deeds for Davidson County, Tennessee, executed by Rachel L Maddox and Joseph T Maddox, conveying certain property therein described to Liberty Title Company, LLC as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for iFreedom Direct Corporation, its successors and assigns; and the undersigned, Wilson & Associates, P.L.L.C., having been appointed Successor Trustee by MidFirst Bank.

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 MidFirst Bank, will, on **December 20, 2018 on or about 10:00 AM, at the The Historic 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:

Land in the County of Davidson, and State of Tennessee, being Lot No. 13 on the Plan of Hickory Trail Farms, revised Section 1, as of record in Book 4460, Page 192 and 193, Register's Office for said County to which plat reference is hereby made for a more complete and accurate legal description. ALSO KNOWN AS: 530 Hickory Trl Dr, Nashville, TN 37209

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:

RACHEL L MADDOX
JOSEPH T MADDOX
UNION PLANTERS BANK, NATIONAL ASSOCIATION
METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY
RAGGEDY, INC.

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. 333401**

DATED October 24, 2018

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

Oct. 26, Nov. 2, 9, 2018 Fn141877

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:

October 26, 2018
November 2, 2018
November 9, 2018

THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER

By: Jamie Carpenter
Jamie Carpenter, Administrative Assistant

STATE OF TENNESSEE

On this 9th 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 9th day of **November 2018.**

C. LOGAN WHITNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
COMM. EXP. JUNE 29, 2019

Notary Public

WILSON

True Copy Certification

I, Maria Yoder, do hereby make oath that I am 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.

Signature

State of ARKANSAS

County of PULASKI

Personally appeared before me, Tanisha Davis, a notary public for this county and state, Maria Yoder, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____
Notary' Seal (if on paper)

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