RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Carolyn A Ivey, Jonathan L Ivey

GRANTEE(s)
Breckenridge Property Fund 2016, LLC

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# 317869 DEEDTRS
11/20/2019 01:33:30 PM 4 pgs
Fees: $23.00 Taxes: $610.50
20191120-0119993

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated October 30, 2009 and recorded November 19, 2009, Document No. 20091119-0106435 and modified on August 3, 2018, Document No. 20180803-0076090, in the Register's Office of Davidson County, Tennessee, Carolyn A Ivey, Jonathan L Ivey conveyed to Kerry Webb, as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Acopia, LLC, 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, Wells Fargo Bank, N.A. has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on March 25, 2019, Document No. 201903250026642 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 Wells Fargo Bank, N.A. 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 October 31, 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 October 31, 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 Breckenridge Property Fund 2016, LLC, at and for the sum of $165,000.00, 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 Breckenridge Property Fund 2016, 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 Breckenridge Property Fund 2016, 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. 179 on the Plan of Gatewood Subdivision, Section I, of record in Book 3300, Page 50, Register's Office for Davidson County, Tennessee, reference which plan is hereby made for a more complete description.

Being the same property conveyed to Grantor by deed recorded as Instrument No. 20091119-0106434, Register's Office for Davidson County, Tennessee.

Commonly known as: 216 Cindy Place, Goodlettsville, TN 37072-2702.

Tax Parcel No.: 033 12 0 032.00

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 Breckenridge Property Fund 2016, LLC, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 4 day of November, 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 4 day of November, 2019.

STATE OF ARKANSAS NOTARY PUBLIC
BETTYE BOONE
MY COMMISSION # 12698721
EXPIRES: August 4, 2026
Pulaski County

Bettye Boone
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 $ 165,000.00, 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 18th day of November 2019.

Breckenridge Property Fund 2016, LLC

ACKNOWLEDGMENT

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Gregory L. Geiser 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 November this 18 day of 2019.

K. Brooks
Notary Public

My Commission Expires: May 11, 2022

K. BROOKS
Notary Public - California
Los Angeles County
Commission # 2242118
My Comm. Expires May 11, 2022

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Breckenridge Property Fund 2016, LLC
2015 Manhattan Beach Blvd
Redondo Beach, CA 90278

483-4342903703

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Land in Davidson County, Tennessee, Being Lot No. 179 on the Plan of Gatewood Subdivision, Section I, of record in Book 3300, Page 50, Register's Office for Davidson County, Tennessee, reference which plan is hereby made for a more complete description.

ALSO KNOWN AS: 216 Cindy Place, Goodlettsville, TN 37072-2702

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:
CAROLYN A IVEY
JONATHAN L IVEY

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. **WAA No. 228056**

DATED August 28, 2019
WILSON & ASSOCIATES, P.L.L.C.,
Successor Trustee
Aug. 30, Sept. 6, 13, 2019 Fol45219

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:

August 30, 2019
September 6, 2019
September 13, 2019

THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER

By: Jamie Carpenter
Jamie Carpenter, Administrative Assistant

STATE OF TENNESSEE

On this **13th** day of **September 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 **13th** day of **September 2019.**

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

Notary Public

WILSON

inistration

True Copy Certification

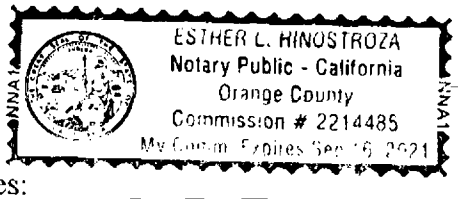
I,_____Merna Emsis_____, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original executed and authenticated according to law.

Signature

State of California

County of Orange

Personally appeared before me, Esther L. Hinostroza, a notary public for this county and state, _____Merna Emsis_____ 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)