RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Bill Murray, Patsy Murray

GRANTEE(s)
Sky Houses Inc

Karen Johnson Davidson County
Batch# 324778 DEEDTRS
12/04/2019 12:29:38 PM 8 pgs
Fees: $43.00 Taxes: $592.37
20191204-0125056

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

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated October 29, 1999 and recorded November 8, 1999, in Book No. 11734, at Page 917 in the Register's Office of Davidson County, Tennessee, Bill Murray, Patsy Murray conveyed to Transcontinental Title Co., as Trustee for First Residential Mortgage Network, 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, Wells Fargo Bank, N.A. as Trustee for Bear Stearns Asset Backed Securities I Trust 2004-BO1 has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on October 25, 2019, Document No. 201910250109804, 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. as Trustee for Bear Stearns Asset Backed Securities I Trust 2004-BO1 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 November 14, 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 November 14, 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 Sky Houses Inc, at and for the sum of ~~$160,100.00~~, 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 Sky Houses Inc 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 Sky Houses Inc, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

Being Lot No. 61 on the Plan of Towne Village of the Country, Section I, as of record in Book 5200, Pages 55 and 56, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Grantor by deed recorded as Book 6441 at Page 546, Register's Office for Davidson County, Tennessee.

Commonly known as: 3160 Stoney Brook Circle, Antioch, TN 37013.

Tax Parcel No.: 150070062.00

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 Sky Houses Inc, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 18 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 18 day of November, 2019.

Bettye Boone
Notary Public

BETTYE BOONE
NOTARY PUBLIC
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 _____, _____.

_____
Sky Houses Inc

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 160.00
_____, Affiant
Subscribed and sworn before me this the
4 Day of Dec, 2019.
Attorney
_____, Deputy Register

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: _____

New Owner:
PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Sky Houses Inc
2505 Hester Ct
Nolensville, TN 37135

7645532529

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 October 29, 1999, and the Deed of Trust of even date securing the same, recorded November 8, 1999, in Book No. 11734, at Page 917, in Office of the Register of Deeds for Davidson County, Tennessee, executed by Bill Murray and Patsy Murray, conveying certain property therein described to Transcontinental Title Co. as Trustee for First Residential Mortgage Network, Inc.; and the undersigned, Wilson & Associates, P.L.L.C., having been appointed Successor Trustee by Wells Fargo Bank, N.A. as Trustee for Bear Steams Asset Backed Securities I Trust 2004-801.

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 Wells Fargo Bank, N.A. as Trustee for Bear Steams Asset Backed Securities I Trust 2004-801, will, on **November 14, 2019 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:

Being Lot No. 61 on the Plan of Towne Village of the Country, Section I, as of record in Book 5200, Pages 55 and 56, Register's Office for Davidson County, Tennessee.

ALSO KNOWN AS: 3160 Stoney Brook Circle, Antioch, TN 37013

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:

BILL MURRAY
INTERNAL REVENUE SERVICE
ATTENTION: WENDY SMOOT
PATSY MURRAY
ESTATE OF BILL MURRAY
HEIRS OF BILL MURRAY

On or about February 12, 2010, the United States of America, Internal Revenue Service, filed a federal tax lien against the Defendant, William O & Patsy J Murray, recorded in the Register's Office of Davidson County, Tennessee, at Instrument No. 20100212-0011112. On or about February 21, 2012, the United States of America, Internal Revenue Service, filed a federal tax lien against the Defendant, William O & Patsy J Murray, recorded in the Register's Office of Davidson County, Tennessee, at Instrument No. 20120221-0014907. 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 Wells Fargo Bank, N.A. as Trustee for Bear Steams Asset Backed Securities I Trust 2004-801. 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. 342379**

DATED October 7, 2019

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

Oct. 11, 18, 25, 2019 Fol45712

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 11, 2019
October 18, 2019
October 25, 2019

THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER

By: Jamie Carpenter

Jamie Carpenter, Administrative Assistant

STATE OF TENNESSEE

On this **25th** day of **October 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 **25th** day of **October 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 October 29, 1999, executed by Bill Murray and Patsy Murray, as mortgagor(s), in favor of Transcontinental Title Co. as Trustee for First Residential Mortgage Network, Inc., and recorded November 8, 1999, in Book No. 11734, at Page 917 in the Register's Office of Davidson County, Tennessee, encumbering the below-described property:

Being Lot No. 61 on the Plan of Towne Village of the Country, Section I, as of record in Book 5200, Pages 55 and 56, Register's Office for Davidson County, Tennessee.

Commonly known as: 3160 Stoney Brook Circle, Antioch, TN 37013.

That a foreclosure sale of said property was scheduled for sale on November 14, 2019.

That the Davidson County records indicated the following lien(s) in favor of the Internal Revenue Service on the above referenced property, filed of record on February 12, 2010, at Instrument 20120212-0011112 and February 21, 2012, at Instrument 20120221-0014907 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 18 day of November, 2019

70186262330

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

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

ACKNOWLEDGMENT

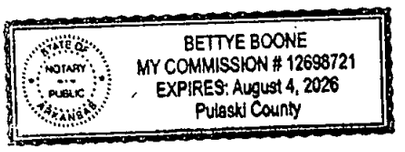
STATE OF ARKANSAS
COUNTY OF PULASKI

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

October 8, 2019

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

RE: Bill Murray and Patsy Murray
3160 Stoney Brook Circle, Antioch, TN 37013
W&A No. 342379; Servicer: PHH - Ocwen

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: November 14, 2019 at 10:00 AM at the The Historic Davidson County Courthouse, Nashville TN; and
3. The principal balance due is $67,880.13; 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.

3477

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
623940410

For Optional Use by Recording Office

BILL GARRETT, Davidson County
Trans:T20100008762 LIENFTL
Recvd: 02/12/10 09:33 1 pgs
Fees:12.00 Taxes:0.00
20100212-0011112

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 WILLIAM O & PATSY J MURRAY

Residence
3160 STONEY BROOK CIR
ANTIOCH, TN 37013-1212

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	12/31/2008	XXX-XX-1268	10/26/2009	11/25/2019	23581.78

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

Total $ 23581.78

This notice was prepared and signed at NASHVILLE, TN, on this,

the 05th day of February, 2010.

Signature R. A. Mitchell
for RICK SIREN

Title
REVENUE OFFICER
(615) 250-5356

25-06-2242

(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

WA

10182

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
848733112

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.

BILL GARRETT, Davidson County
Trans:T20120012630 LIENFTL
Recvd: 02/21/12 14:36 1 pgs
Fees:12.00 Taxes:0.00
20120221-0014907

Name of Taxpayer WILLIAM O & PATSY J MURRAY

Residence 3160 STONEY BROOK CIR
ANTIOCH, TN 37013-1212

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	12/31/2009	XXX-XX-1268	03/01/2010	03/31/2020	
1040	12/31/2009	XXX-XX-1268	11/07/2011	12/07/2021	13457.63

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

Total $ 13457.63

This notice was prepared and signed at NASHVILLE, TN, on this,

the 09th day of February, 2012.

Signature
for S. HUNT JACKSON

Title
REVENUE OFFICER
(615) 250-5755

25-06-1737

(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

WA