RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Charles Shadowens, Brittni Nicole Shadowens, Charles William Shadowens a/k/a Billy Shadowens, Brittni Nicole Shadowens a/k/a Nikki Shadowens

GRANTEE(s)
Freedom Mortgage Corporation

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# 345964 DEEDTRS
01/21/2020 03:10:30 PM 5 pgs
Fees: $28.00 Taxes: $686.87
20200121-0007510

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated August 31, 2017 and recorded September 12, 2017, Document No. 20170912-0093338 in the Register's Office of Davidson County, Tennessee, Charles Shadowens, Brittni Nicole Shadowens, Charles William Shadowens a/k/a Billy Shadowens, Brittni Nicole Shadowens a/k/a Nikki Shadowens conveyed to Anchor Title, LLC, as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Freedom Mortgage 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, Freedom Mortgage Corporation has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on July 18, 2018, Document No. 201807180069979 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 Freedom Mortgage Corporation 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 January 16, 2020; **and**

WHEREAS, pursuant to said advertisement and notice, on January 16, 2020, 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 Freedom Mortgage Corporation, at and for the sum of $185,640.00, 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 Freedom Mortgage Corporation 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 Freedom Mortgage Corporation , its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> The land with all the buildings and improvements thereon, situated at 816 Redfern Court, Town of Madison, Davidson County, State of Tennessee, said premises being further described as follows: Being Lot Number 28 on the Plan of Shannon Place Subdivision, Section 1, of record in Book 11190, page 55, Register's Office for Davidson County, Tennesssee, to which plan reference is

hereby made for a more complete and accurate description.

Being the same property conveyed to Grantor by deed recorded as Instrument No. 20170912-0093337, Register's Office for Davidson County, Tennessee.

Commonly known as: 816 Redfern Ct, Madison, TN 37115.

Tax Parcel No.: 043 01 0 255.00

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 Freedom Mortgage Corporation, its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 17 day of January, 2020.

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 17 day of January, 2020.

STATE OF ARKANSAS NOTARY PUBLIC
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 $185,640.00, 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 17 day of January, 2020.

Wilson & Associates, PLLC

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

ACKNOWLEDGMENT

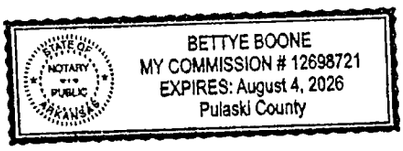
STATE OF ARKANSAS
COUNTY OF PULASKI

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 17 day of January, 2020.

Bettye Boone
Notary Public

My Commission Expires: 8/4/2026



PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Freedom Mortgage Corporation
10500 Kincaid Dr.
Fishers, IN 46037

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 erformance of the covenants, terms, and onditions of a Deed of Trust Note dated August 1, 2017, and the Deed of Trust of even date ecuring the same, recorded September 12, 017, Document No. 20170912-0093338, in ffice of the Register of Deeds for Davidson ounty, Tennessee, executed by Charles hadowens and Brittni Nicole Shadowens and harles William Shadowens and Brittni Nicole hadowens, conveying certain property therein escribed to Anchor Title, LLC as Trustee for ortgage Electronic Registration Systems, Inc., beneficiary, as nominee for Freedom Mort- ge Corporation, its successors and assigns; id the undersigned, Wilson & Associates, L.L.C., having been appointed Successor ustee by Freedom Mortgage Corporation.

NOW, THEREFORE, notice is hereby given at the entire indebtedness has been declared e and payable; and that an agent of Wilson ssociates, P.L.L.C., as Successor Trustee, virtue of the power, duty, and authority sted in and imposed upon said Successor stee, by Freedom Mortgage Corporation, , on **January 16, 2020 on or about 10:00 , at the The Historic Davidson County urthouse, Nashville, Tennessee,** offer for e certain property hereinafter described to highest bidder FOR **certified funds** paid at conclusion of the sale, or credit bid from ank or other lending entity pre-approved by successor trustee. The sale is free from all mptions, which are expressly waived in the d of Trust, said property being real estate ated in Davidson County, Tennessee, and g more particularly described as follows: **e land with all the buildings and improve- ents thereon, situated at 816 Redfern ourt, Town of Madison, Davidson County, State of Tennessee, said premises being further described as follows: Being Lot Number 28 on the Plan of Shannon Place Subdivision, Section 1, of record in Book 11190, page 55, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.**

ALSO KNOWN AS: 816 Redfern Ct, Madison, TN 37115

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:

CHARLES SHADOWENS
BRITTNI NICOLE SHADOWENS
REPUBLIC FINANCE

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. 331071**

DATED December 2, 2019

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

Dec. 6, 13, 20, 2019 Fol46324

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:

December 6, 2019
December 13, 2019
December 20, 2019

THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER

By: Jamie Carpenter
Jamie Carpenter, Administrative Assistant

STATE OF TENNESSEE

On this 20th day of **December 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 20th day of **December 2019.**

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

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, Bettye Boone, 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.

Bettye Boone

Notary's Signature

My Commission Expires: 8/4/2026

Notary' Seal (if on paper)

