Karen Johnson Davidson County
Batch# 847233 DEEDTRS
04/28/2022 11:59:44 AM 4 pgs
Fees: $23.00 Taxes: $1,885.15
20220428-0049285

**RECORDING LEGEND**

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

**GRANTOR(s)**
**Gregory W Dawson**

**GRANTEE(s)**
**Anchored Capital 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

# TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated August 19, 2016 and recorded August 24, 2016, Document No. 20160824-0088368 in the Register's Office of Davidson County, Tennessee, Gregory W Dawson conveyed to Rudy Title & Escrow, as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Farmington Mortgage, A Division of Capstar Bank, 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, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on April 7, 2022, Document No. 20220407-0040462 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, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset 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 April 13, 2022; **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 April 13, 2022; 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 Anchored Capital LLC, at and for the sum of $509,500.00, 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 Anchored Capital 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 Anchored Capital LLC, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> A certain condominium located in Davidson County, Tennessee, being Unit No. 716, of 5th and Main Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing 5th and Main Condominiums of record in instrument Number 20060630-0078751, as amended in Instrument No. 20070104-0001656; instrument No.20070424-0048607; Instrument No. 20080411-0036927; instrument No. 20080512-0048553; instrument No. 20081120-0114262; instrument No. 20110921-0073283; instrument No. 20111129-0092827; instrument No. 20120409-0030284; Instrument No. 20120820-0074741; instrument No. 20121017-0095419; instrument No. 20130911-0096032 and Instrument No. 20140804-0069914, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land

embracing the regime and buildings thereof; said Unit being depicted on Exhibit B to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Grantor by deed recorded as Instrument No. 20160824-0088367, Register's Office for Davidson County, Tennessee.

Commonly known as: 716 Strickland Drive, Nashville, TN 37206.

Tax Parcel No.: 082150A716.00CO

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 Anchored Capital LLC, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 25 day of April, 2022.

Wilson & Associates, PLLC

By: _____
Shellie Wallace, Attorney (TN Bar #026039)
Courtney McGahhey, Attorney (TN Bar #035507)
Jillian Wilson, Attorney (TN Bar #038845)
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 Jillian Wilson, 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 25th day of April, 2022.

NOTARY PUBLIC ARKANSAS
MATT ROBINS
No. 12399751
PULASKI COUNTY
Commission Expires 4-25-2024

_____
Notary Public

My Commission Expires: 4-25-2024

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 _____, _____.

Anchored

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 509,500.00
_____, Affiant
Subscribed and sworn before me this the
28 Day of April, 2022
_____, 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: _____

**PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:**
Anchored Capital LLC
5133 Harding Pike
Ste B10-185
Nashville, TN 37205

376243627

**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 August 19, 2016, and the Deed of Trust of even date, securing the same, recorded August 24, 2016, Document No. 20160824-0088368, in Office of the Register of Deeds for Davidson County, Tennessee, executed by Gregory W Dawson, conveying certain property therein described to Rudy Title & Escrow as Trustee for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Farmington Mortgage, A Division of Capstar Bank, its successors and assigns; and the undersigned, Wilson & Associates, P.L.L.C., having been appointed Successor Trustee by US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust.

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 US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust, will, on **April 13, 2022 on or about 10:00 AM, at the Davidson County Historic 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:

**A certain condominium located in Davidson County, Tennessee, being Unit No. 716, of 5th and Main Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing 5th and Main Condominiums of record in Instrument Number 20060630-0078751, as amended in Instrument No. 20070104-0001656; Instrument No.20070424-0048607; Instrument No. 20080411-0036927; Instrument No. 20080512-0048553; Instrument No. 20081120-0114282; Instrument No. 20110921-0073283; Instrument No. 20111129-0092827; Instrument No. 20120409-0030284; Instrument No. 20120820-0074741; Instrument No. 20121017-0095419; Instrument No. 20130911-0096032 and Instrument No. 20140804-0069914, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit B to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.**

**ALSO KNOWN AS: 716 Strickland Drive, Nashville, TN 37206**

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:

GREGORY W DAWSON

5TH AND MAIN CONDOMINIUM ASSOCIATION, 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. 349339

DATED March 10, 2022

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

Mar. 18, 25, Apr. 1, 2022 fn152864

# 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:

**March 18, 2022**
**March 25, 2022**
**April 1, 2022**

**THE WESTVIEW NEWSPAPER, LLC dba/ THE LEDGER**

**By:** _____
**Pam Mallett, Chief Financial Officer**

STATE OF TENNESSEE

On this 1st day of **April 2022,** 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 **Pam Mallett** 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 1st day of **April 2022.**

WHITNEY C. LOGAN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. AUG. 03, 2025

_____
**Notary Public**

**WILSON**