THIS INSTRUMENT PREPARED BY:

RCO Legal, P.S.
1587 Northeast Expressway
Atlanta, GA 30329
770-234-9181

BILL GARRETT, Davidson County
Trans:T20140089148 DEEDTRS
Recvd: 11/26/14 10:21 2 pgs
Fees:13.00 Taxes:434.19
20141126-0109098

RETURN TO:
Priority Trustee Services of TN, LLC
1587 Northeast Expressway
Atlanta, Georgia 30329

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 22, 2013, and recorded in the Register's Office of Davidson County, Tennessee, at Instrument No. 20130606-0057481 ("Deed of Trust"), Gary L. Groom conveyed to NETCO, Inc., as Trustee, in the amount of $111,871 payable to Mortgage Electronic Registration Systems, Inc. as sole nominee for Village Capital & Investment, LLC the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, Village Capital & Investment, LLC, being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument No. 201408280078654 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 the holder of said Note and Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the property was advertised for sale in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on 9/5/2014, 9/12/2014, 9/19/2014, in Nashville Ledger, by which advertisement the sale was originally scheduled for October 2, 2014, sale was publically announced and postponed to be held on November 6, 2014, at the corner 6th & Broadway at Bridgestone Arena of the Davidson County, Nashville, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, Carolyn Pearl, the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale Village Capital & Investment, LLC, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $117,347.72; and

WHEREAS, Village Capital & Investment, LLC has complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust;

NOW, THEREFORE, in consideration of the premises and of the payment by to Village Capital & Investment, LLC as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned Priority Trustee Services of TN, LLC, as Substitute Trustee, does hereby grant, bargain, sell and convey unto the Village Capital & Investment, LLC, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of Tennessee:

> Land in Davidson County, Tennessee, being Unit No. 72, on the Plan of Phase 2, Final Plat, Watercrest Townhomes of record in Book 11190, Page 81; as established by Declaration of Covenants, Conditions and Restrictions for Watercrest Homeowners Association, Inc., of record at Book 10788, Page 553, as amended at Book 11158, Page 931, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property or a portion of the same property conveyed to Gary L. Groom by Instrument dated April 15, 2010 from Gary Guinan, Sr. and wife, Donna Guinan filed on April 28, 2010 as Document Number 20100428-0032066 in the Davidson County Records.
>
> Commonly known as: 3405 Old Anderson Road, Unit 206, Antioch, TN 37013
>
> Parcel Number: 136 15 0A 072.00

The last recorded Warranty Deed was filed of record at Instrument Number 20100428-0032066 in the Register's Office of Davidson County, Tennessee.

If the original sale date was postponed, such sale was postponed in accordance with the provisions of T.C.A. 35-5-101(f), and all announcements and notifications were made as required therein.

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto the said Village Capital & Investment, LLC, its successors and assigns forever, to whom the said, Priority Trustee Services of TN, LLC, as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under him, but not further nor otherwise.

IN TESTIMONY WHEREOF, Priority Trustee Services of TN, LLC, Substitute Trustee, has hereunto set his hand, this 12th day of November, 2014.

Priority Trustee Services of TN, LLC
Substitute Trustee
By: Charity Bridgewater
Title: Assistant Vice President

STATE OF GEORGIA

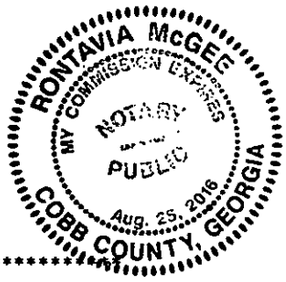
COUNTY OF DEKALB

On this 12th day of November, 2014 before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Charity Bridgewater, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be the Assistant Vice President of Priority Trustee Services of TN, LLC, the within named bargainor, and as such officer or member being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer or member.

WITNESS my hand and Notarial Seal the day and year above written.

Rontavia McGee
Notary Public

My Commission Expires: August 25, 2016



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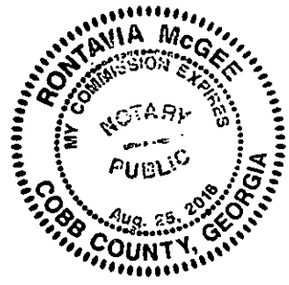
STATE OF GEORGIA
COUNTY OF DEKALB I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $117,347.72, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 12th day of November, 2014.

Rontavia McGee
Notary Public

My Commission Expires: August 25, 2016



File No. 1R341414
Property Address: 3405 Old Anderson Road Unit 206, Antioch, TN 37013
Tax Parcel ID No.: 136.15-0A-072.00 CO

Mail Tax Notices To and Property Owner:

Dovenmuehle Mortgage, Inc.
1501 Woodfield Road Suite 400
Schaumburg, IL 60173
8006694268