BILL GARRETT, Davidson County
Trans:T20150104069 DEEDTRS
Recvd: 12/09/15 12:53 2 pgs
Fees:13.00 Taxes:351.50
20151209-0123975

This Instrument was prepared by:
CRISLIP, PHILIP & ASSOCIATES
4515 Poplar Avenue, Suite 322
Memphis, Tennessee 38117
901.525.2427

SUBSTITUTE TRUSTEE'S DEED

On the 18th day of July, 2005 **GUSTOVA L JIMENEZ, unmarried man, and MARIA F BETANCO and husband, RAMON JIMENEZ** executed a Deed of Trust to Jeanine B Saylor as Trustee, as Trustee, a certain Deed of Trust recorded in the Register's Office of Davidson County, Tennessee as **Instrument Number 20050728-0088486** and John B. Philip of Shelby County, Tennessee was substituted in her place and stead as Substitute Trustee of record in the Register's Office of Davidson County, Tennessee as **Instrument Number 20151201-0120836.**

The property is known as 1509 GASSER DRIVE, Antioch, Tennessee 37013 and is fully set forth and described hereafter.

The obligor defaulted in the payment of the debts and obligations secured by the Deed of Trust and the holder of the note evidencing such obligation requested the undersigned to advertise and sell the property conveyed thereby, according to the terms of the Deed of Trust, and in accordance with such request, the property was advertised for sale in the **Tennessee Ledger (Nashville edition)** newspaper, which is a weekly newspaper published in Nashville, Tennessee, for three (3) consecutive weeks, such advertisement appearing on October 30, November 6 and November 13, 2015. Such advertisement gave the time, terms, place of sale and description of the property and at the time set out which was Wednesday, December 2, 2015 at 12:00 noon and at the place mentioned in the advertisement which was at the outside the door of the Register of Deeds Office for Davidson County, which is inside the Sommet Center, 501 Broadway, Suite 501, Nashville, Tennessee (enter the building at the entrance located at the corner of Broadway and 13th Avenue). The said property was offered for sale, at public outcry to the highest and best bidder for cash, at which sale the property was struck off and sold to **DIVERSIFIED MANAGEMENT GROUP LLC** for the sum of **$95,000.00** which was the highest and best valid bid offered, and the purchaser, **DIVERSIFIED MANAGEMENT GROUP LLC,** has complied with its bid by payment of such sum to the Substitute Trustee.

NOW, THEREFORE, the undersigned, John B. Philip, Substitute Trustee, does hereby bargain, sells, and conveys unto the said purchaser, **DIVERSIFIED MANAGEMENT GROUP LLC**, the property above mentioned and now more fully described as follows:

> Land in Davidson County, Tennessee being Lot No. 523, on the Plan of Section Five, Cherokee Hills of record in Plat Book 3500, Page 142, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.
>
> This being the same property described by deed of record in Instrument No. 20050728-0088485, Register's Office for said County.
>
> Parcel No. 148-03-0-080.00

The said John B. Philip, Substitute Trustee, hereby warrants the title to the above described property against the lawful claims of all persons claiming the same by, through or under him, but not further or otherwise.

The proceeds of sale have been disbursed as required by law.

IN WITNESS WHEREOF, the said John B. Philip, Substitute Trustee, has hereunto set his hand this 2nd day of December, 2015.

JOHN B. PHILIP, SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 2nd day of December, 2015, before me, a Notary Public in and for the State of Tennessee and County of Shelby, duly commissioned and qualified, personally appeared John B. Philip, Substitute Trustee, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

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

NOTARY PUBLIC

LINDA STOWDAHL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
My Commission Expires April 1, 2017

My Commisssion Expires:
04-01-2019

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF _____)

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for the transfer or value of the property transferred, whichever is greater, is, **$95,000.00**, which amount is equal to or greater than the amount which the property transfer would command at a fair and voluntary sale.

_____
AFFIANT

SUBSCRIBED and sworn to before me this _____ day of _____, 20____.

_____
NOTARY PUBLIC

My Commission Expires:

_____

FOR REGISTER'S USE ONLY

Property known as: 1509 Gasser Drive Antioch, TN 37013	GRANTEE & Send Tax Notice to: Diversified Management Group LLC 1937 Burke Hollow Rd Nolensville TN 37135	This Instrument was prepared by: CRISLIP, PHILIP & ASSOCIATES 4515 Poplar Avenue, Suite 322 Memphis, Tennessee 38117 901.525.2427

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 95,000
_____, **Affiant**
Subscribed and sworn before me this the
9 **Day of** DEC, **20**15.
_____, **Deputy Register**