THIS INSTRUMENT PREPARED BY:

RCO Legal, P.S.
2970 Clairmont Road NE, Suite 780
Atlanta, GA 30329
770-234-9181

RETURN TO:

DGI Properties, LLC
2929 Sidco Drive
Nashville, TN 37204

BILL GARRETT, Davidson County
Trans:T20160063913 DEEDTRS
Recvd: 07/25/16 15:05 2 pgs
Fees:13.00 Taxes:928.70
20160725-0076490

TAX PARCEL ID NUMBER: 117070M02900CO

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated 01/28/05, and recorded in the Register's Office of DAVIDSON County, Tennessee, at Instrument No. 20050210-0015742, Scott J. Thomas conveyed to PRLAP, Inc., as Trustee, in the amount of $182,800.00 in favor of Bank of America, N.A. 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, Federal National Mortgage Association ("Fannie Mae") being the holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at Instrument 20160615-0060543 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 06/17/16, 06/24/16, 07/01/16, by which advertisement the sale was held on July 7, 2016, at the front entrance of the Historic Davidson County Courthouse, Nashville Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale DGI Properties, LLC, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $251,000.00; and

WHEREAS DGI Properties, 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 DGI Properties, 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 DGI Properties, 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. 2053, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF FAIRSTED PARK CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED, OF RECORD IN INSTRUMENT NO. 20021121-0145225, AS AMENDED IN INSTRUMENT NO. 20030328-0041138, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID UNIT BEING DEPICTED ON THE CONDOMINIUM SITE PLAN ATTACHED AS EXHIBIT C TO THE AFOREMENTIONED MASTER DEED AND BEING LOCATED UPON LOT NO. 2 ON THE PLAN OF RESUBDIVISION OF WOMEN'S CLUB OF TENNESSEE, OF RECORD IN BOOK 6200, PAGE 383, SAID REGISTER'S OFFICE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO SCOTT J. THOMAS, AN UNMARRIED MAN BY DEED FROM BRADFORD W. DARR AND WIFE, GRETCHEN WATTS DARR, DATED JANUARY 28, 2005. OF RECORD IN INSTRUMENT NO. 20050210-0015741, REGISTER'S OFFICE FOR 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 said DGI Properties, 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 14th day of July, 2016

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

STATE OF GEORGIA

COUNTY OF DEKALB

On this 14th day of July, 2016 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.

Notary Public

My Commission Expires: 2/8/2019

MANDISHA O COGER NOTARY PUBLIC MY COMMISSION EXPIRES FEBRUARY 8, 2019 CLAYTON COUNTY, GEORGIA

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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 $251,000.00, 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 14th day of July, 2016

Notary Public

My Commission Expires: 2/8/2019

MANDISHA O COGER NOTARY PUBLIC MY COMMISSION EXPIRES FEBRUARY 8, 2019 CLAYTON COUNTY, GEORGIA

File No. 7345.29265
Property Address: 2053 STOKES LN NASHVILLE, TN 37215

Mail Tax Notices To and Property Owner:

DGI Properties, LLC
2929 Sidco Drive
Nashville, TN 37204