THIS INSTRUMENT PREPARED BY:

Robert H. Waldschmidt, Attorney
7003 Chadwick Drive, Suite 211
P.O. Box 2828
Brentwood, TN 37024-2828
(615) 468-1020

Davidson County DEEDWARR
Recvd: 12/12/16 15:43 3 pgs
Fees:18.00 Taxes:536.50
20161212-0130210

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
RAUL GARCIA 5016 BONNAVISTA DRIVE HERMITAGE TN 37076	SAME	74-12-131

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF TENNESSEE

IN RE:	)	
	)	CASE NO. 12-08406
JASON DALE KEY	)	CHAPTER 7
	)	JUDGE MASHBURN
Debtor	)	

TRUSTEE'S DEED

For and in consideration of the sum of One Hundred Forty-five Thousand and No/100 Dollars ($145,000.00), I, Robert H. Waldschmidt, Trustee in Bankruptcy for Jason Dale Key, do hereby bargain, sell, and convey to Raul Garcia, unmarried, all of the debtor's right, title and interest in the following described real property in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 527, Hermitage Hills Subdivision, Section 5, of record in Book 3300, pages 1 and 2, Register's Office for Davidson County, Tennessee.

SAID Lot No. 527 fronts 120.0 feet on the curving northerly margin of Bonnavista Drive and runs back between lines measuring 134.3 feet on the westerly line and 108.65 feet on the easterly line to a dead line at the rear, measuring 57.8 feet thereon.

BEING the same property conveyed to Jason Key, unmarried, by deed from Jonathan R. Rodriguez, of record in Instrument #201005270040971, in the Register's Office for Davidson County, Tennessee.

ALSO BEING the same property vested in Robert H. Waldschmidt, Trustee for Jason Key, by order of record in Instrument #201611070117681, said Register's Office..

Together with the appurtenances and all the estate which the aforesaid Jason Key had at the time of the filing of the petition in bankruptcy in the Middle District of Tennessee, Bankruptcy Case No. 12-08406 and all the estate therein which Robert H. Waldschmidt, Trustee, has or has power to convey or dispose of as such trustee, but no further or otherwise.

IN WITNESS WHEREOF, I, ROBERT H. WALDSCHMIDT, have set my hand on this the 2nd day of December, 2016.

Trustee
ROBERT H. WALDSCHMIDT, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named ROBERT H. WALDSCHMIDT, TRUSTEE, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes contained therein.

WITNESS my hand and official seal at Brentwood, Tennessee, this the 2nd day of December, 2016.

LORI L GRAHL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires May 27, 2019

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $145,000.00

Trustee
ROBERT H. WALDSCHMIDT,TRUSTEE

Sworn to and subscribed before me this
2nd day of December 2016.

Notary Public

Commission Expires: _____

LORI L GRAHL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires May 27, 2019

True Copy Certification

I, Dellana Lowhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lowhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19

(SEAL)

S THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON