STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $256,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF DECEMBER, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-8-17

KRISTY L. RION STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDTRS
Recvd: 12/16/16 14:55 4 pgs
Fees:23.00 Taxes:947.20
20161216-0132358

THIS INSTRUMENT WAS PREPARED BY: #33225

John C. McLemore
Law Office of John C. McLemore, PLLC
2000 Richard Jones Rd., Ste. 250
Nashville, Tennessee 37215-8249

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBER
M. Lee Barrrett, Jr. 417 Welshwood Dr., Ste. 203 Nashville, TN 37211	NEW OWNER	**098 13 0 C 022**

BANKRUPTCY TRUSTEE'S DEED

WHEREAS, upon the filing of a voluntary Chapter 11 petition in bankruptcy February 29, 2016, in the United States Bankruptcy Court for the Western District of Tennessee, and Order entered April 20, 2016, transferring case to the United States Bankruptcy Court for the Middle District of Tennessee, same being Bankruptcy No. 16-03304-RM3-11, Charles E. Walker, did, by act of law, convey all right, title and interest in and to all of the Debtor's non-exempt assets including real property to the Trustee in Bankruptcy;

WHEREAS, John C. McLemore was appointed Trustee in Bankruptcy August 1, 2016; and

20161216-0132357

WHEREAS, by Motion of Trustee to Sell Property dated September 21, 2016, the Trustee moved the Court to be allowed to sell the property at public sale free and clear of all liens unless an

objection and application for hearing was filed with the Court within twenty-one (21) days of the date of the motion.

All objections were resolved by an Agreed Order Granting Motion of the Trustee to Sell Properties entered by the Court on November 2, 2016, a certified copy of which is being recorded with this deed.

NOW, THEREFORE, for and in consideration of Two Hundred Fifty-Six and No/100 Dollars ($256,000.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, I, John C. McLemore, Trustee in bankruptcy, do hereby bargain and sell, and by these presents transfer and convey unto M. Lee Barrett, Jr., his heirs and assigns, the following described real property, to-wit:

SEE PROPERTY DESCRIPTION ATTACHED AS EXHIBIT 1

The undersigned, John C. McLemore, does hereby transfer and convey in his capacity as Trustee in Bankruptcy and no further or otherwise, all the right, title, interest and estate held by the said Charles E. Walker in and to the above-described real property on the date of the filing of his voluntary petition in bankruptcy with the United States Bankruptcy Court for the Middle District of Tennessee.

TO HAVE AND TO HOLD subject real property with the appurtenances, estate, title and interest thereto belonging to the said M. Lee Barrett, Jr., his heirs and assigns forever, free and clear of all liens.

The 2016 real estate taxes will be prorated to date of deed.

WITNESS my hand on this 15th day of December, 2016.

John C. McLemore, Trustee in Bankruptcy

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John C. McLemore, Trustee in Bankruptcy, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument in the capacity and for the purpose therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, on this the 15th day of December, 2016.

Notary Public

My Commission Expires: 5-8-17

KRISTY L. RION
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 139 on the Plan of Phase One The Meadows of Seven Points, as of record in Plat Book 11700, pages 18-20, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Charles Walker, unmarried by deed dated June 26, 2015 from William L. Hatfield, Jr., unmarried of record in Instrument No. 20150630-0063257, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplement assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment.
2. Taxes or special assessments which are not shown as existing liens by the public records.
3. State and County taxes for the year 2017, a lien, but not yet due and payable. Map and Parcel No. 098 13 0 C 022 00CO.
4. Declaration of Covenants, Conditions By-Laws and Restrictions for The Meadows of Seven Points, of record in Book 11670, page 822, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
5. All matters appearing on the Plan of record as Book 11700, pages 18-20, Register's Office for Davidson County, Tennessee.
6. Possible right of way of record in Book 469, page 476, Register's Office for Davidson County, Tennessee.
7. Storm water detention agreement of record in Book 11681, page 411, Register's Office for Davidson County, Tennessee.

True Copy Certification

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

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

