33237

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16th DAY OF DECEMBER, 2016.

NOTARY PUBLIC

KRISTY L. RION NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

MY COMMISSION EXPIRES: 5-8-17

Davidson County DEEDWARR
Recvd: 12/21/16 11:07 4 pgs
Fees:23.00 Taxes:1591.00
20161221-0134051

THIS INSTRUMENT WAS PREPARED BY:

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

33237

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBER
Steve C. Burt 321 S 11th St. Nashville, TN 37206	NEW OWNER	**082 16 0 39500** **082 16 0 39600**

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

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 has been recorded as Instrument Number 20161216013235 7 with the Davidson County Register of Deeds.

NOW, THEREFORE, for and in consideration of Four Hundred Thirty Thousand and No/100 Dollars ($430,000.00) 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 Steve C. Burt, 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 Steve C. Burt 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 16th 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 16th 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 Nos. 253 and 254 on the Plan of Williams 2nd Addition to Edgefield, now East Nashville of record in Plat Book 21, page 60, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Being the same property conveyed to Charles Walker by Special Warranty Deed dated February 28, 2013 from SunTrust Bank, a Georgia banking corporation of record in Instrument No. 20130228-0019975, 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. 082 16 0 395 00. (Lot 253)
4. State and County taxes for the year 2017, a lien, but not yet due and payable. Map and Parcel No. 082 16 0 396 00. (Lot 254)
5. All matters appearing on the Plan of record as Book 21, page 60, 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:

