# 33226

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|---|
| Davidson County DEEDTRS<br>Recvd: 01/23/17 09:31 4 pgs<br>Fees:23.00 Taxes:777.00<br>**20170123-0006868** |

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20th DAY OF JANUARY, 2017.

NOTARY PUBLIC

KRISTY L. RION STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: 5-8-17

| THIS INSTRUMENT WAS PREPARED BY:<br><br>John C. McLemore<br>Law Office of John C. McLemore, PLLC<br>2000 Richard Jones Rd., Ste. 250<br>Nashville, Tennessee 37215 | | |
|---|---|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILL TO: | MAP-PARCEL NUMBER |
| Mark D. Morris and Stanley H. Morris, Jr.<br>6509 Antioch Pike<br>Goodlettsville, TN 37072 | NEW OWNER | **073 09 0 070 00** |

## 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 November 30, 2016, the Trustee moved the Court to be allowed to sell the property at private 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All objections were withdrawn and an Order to Sell Property entered by the Court on January 11, 2017, a certified copy of which has been recorded as Instrument Number 20170120-0006728 with the Davidson County Register of Deeds.

**NOW, THEREFORE**, for and in consideration of Two Hundred Ten Thousand and No/100 Dollars ($210,000.00) 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 Mark D. Morris and Stanley H. Morris, Jr., their 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 Mark D. Morris and Stanley H. Morris, Jr., their heirs and assigns forever, free and clear of all liens.

The 2017 real estate taxes will be prorated to date of deed.

**WITNESS** my hand on this 20 day of January, 2017.

**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 20th day of January, 2017.

Notary Public

My Commission Expires: 5-8-17

KRISTY L. RION
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

# EXHIBIT 1

Land in Davidson County, Tennessee, being Lot No. 75 on the Plan of Gibson Heights, as of record in Plat Book 1835, page 133, 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, a single person by deed dated January 26, 2012 from Fannie Mae a/k/a Federal National Mortgage Association, organized and existing under the laws of the United States of America, of record in Instrument No. 20120127-0007775, Register's Office for Davidson County, Tennessee. Charles Walker and Charles E. Walker are one and the same person.

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. 073 09 0 070 00.
4. All matters appearing on the Plan of record as Book 1835, page 133, Register's Office for Davidson County, Tennessee.
5. Easement for a pipeline of record in Book 2242, page 139, Register's Office for Davidson County, Tennessee.
6. Easement for public utilities of record in Book 2093, page 213, 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:

