#33432

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22nd DAY OF MARCH, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-4-2021

KRISTY L. RION STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDTRS
Recvd: 03/24/17 12:05 4 pgs
Fees:23.00 Taxes:858.40
20170324-0028965

THIS INSTRUMENT WAS PREPARED BY:

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBER
Jing Mei and wife, Xuhan Zhang 3210 West End Circle #302 Nashville, TN 37203	New Owner	142 09 0B 823.00

BANKRUPTCY TRUSTEE'S DEED

WHEREAS, upon the filing of a voluntary Chapter 7 petition in bankruptcy August 26, 2016, in the United States Bankruptcy Court for the Middle District of Tennessee, same being Bankruptcy No. 16-06078-MH3-7, Timothy Lynn Augustin, 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, by Motion of Trustee to Sell Property dated January 20, 2017, the Trustee moved the Court to be allowed to sell the property by public auction 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 motion. No objections to this sale were filed. The Court entered an Order authorizing the sale free and clear of liens on February 13, 2017. A certified copy of which has

been recorded as Instrument Number 20170321-0027585 with the Davidson County Register of Deeds.

NOW, THEREFORE, for and in consideration of Two Hundred Thirty-Two Thousand and No/100 Dollars ($232,000.00) 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 Jing Mei and wife, Xuhan Zhang, their successors 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 Timothy Lynn Augustin 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 Jing Mei and wife, Xuhan Zhang, their successors and assigns forever, free and clear of all liens.

The 2017 real estate taxes which are due and owing at this time will be prorated to date of deed.

WITNESS my hand on this 22nd day of March, 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 22nd day of March, 2017.

Notary Public

My Commission Expires: 1-4-2021

KRISTY L. RION
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 823 together with carport designated No. 823-C on the Plan of Phase One-Lot One Section Five River Plantation, of record in Plat Book 5200, pages 145 and 146, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation (Section Five), a horizontal property regime established by Master Deed of record in Book 5410, page 248, said Register's Office.

Being the same property conveyed to Timothy L. Augustin by deed dated October 6, 1997 from James J. Wieck and wife, Judith C. Wieck, of record in Book 10639, page 457, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2017, which have been prorated and assumed by the Grantee. Map and Parcel No. 142 09 0 B 823 00CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for River Plantation (Section Five), of record in Book 5410, page 248, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 5200, pages 145 and 146, 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:

