STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19th DAY OF APRIL, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-4-2021

KRISTY L. RION STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20170034148 DEEDWARR
Recvd: 04/24/17 10:03 3 pgs
Fees:18.00 Taxes:795.50
20170424-0039747

| THIS INSTRUMENT WAS PREPARED BY: |
|---|
| 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 |
|---|---|---|
| Reid & Co. Construction LLC<br>6254 Cairo Bend Rd.<br>Lebanon, TN 37087 | NEW OWNER | 083 01 0 105 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 January 27, 2017, 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 and an Amended Agreed Order Granting Motion of the Trustee to Sell Properties entered by the Court on April 10, 2017, a certified copy of which has been recorded as Instrument Number 20170412-0035691 with the Davidson County Register of Deeds.

**NOW, THEREFORE**, for and in consideration of Two Hundred Fifteen Thousand and No/100 Dollars ($215,000.00) 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 Reid & Co. Construction LLC, its successors and assigns, the following described real property, to-wit:

**SEE PROPERTY DESCRIPTION ATTACHED AS EXHIBIT A**

This is improved property located at 1023 Sharpe Avenue, Nashville, TN 37206-3440.

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 Reid & Co. Construction LLC, its successors 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 19 day of April, 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 19th day of April, 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 Lot No. 45 on the Plan of Jones and Bradford Subdivision, as of record in Plat Book 161, page 142, 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 E. Walker, unmarried by Trustee's Special Warranty Deed dated June 3, 2013 from Derek A. Henderson as and only as Bankruptcy Trustee of the estate of Jackson Property Liquidators, LLC, now known as Steadivest Development, LLC of record in Instrument No. 20130612-0060134, 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 Grantee. Map and Parcel No. 083 01 0 105 00.
2. All matters appearing on the Plan of record as Book 161, page 142, Register's Office for Davidson County, Tennessee.