Davidson County DEEDWARR
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Fees:23.00 Taxes:614.20
20170504-0044267

33437

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY OF MAY, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-4-2021

KRISTY L. RION STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Judy A. Cothran 2515 Gilbert St. Murfreesboro, TN 37129	NEW OWNER	119 10 0 141.00

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 One Hundred Sixty-Six Thousand and No/100 Dollars ($166,000.00) 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 Judy A. Cothran, her heirs and assigns, the following described real property, to-wit: * *a single woman

SEE PROPERTY DESCRIPTION ATTACHED AS EXHIBIT A

This is improved property located at 2707 Live Oak Road, Nashville, TN 37210.

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 Judy A. Cothran, her 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 1st day of May, 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 1st day of May, 2017.

Kristy L. Rion
Notary Public

KRISTY L. RION
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-4-2021

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 19 on the plan of Mashburn Heights, of record in Book 1835, page 1, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 19 fronts 55 feet on the north side of Live Oak Road and runs back between lines 166.8 feet on the east line and 185.7 feet on the west line to a dead line in the rear on which it measures 113 feet.

Being the same property conveyed to Charles E. Walker by deed dated October 25, 2012 from First Jordan, FLP, as Trustee for The 2707 Live Oak Trust, of record in Instrument No. 20121029-0098660, 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. 119 10 0 141 00.
2. Restrictive covenants contained in an instrument of record in Book 1785, page 133, Book 1850, page 439, and Book 1854, page 39, Register's Office for Davidson, County, Tennessee.
3. All matters appearing on the Plan of record as Book 1835, page 1, Register's Office for Davidson County, Tennessee.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4712, page 484, 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:

