PREPARED BY:
LEMEH & ASSOCIATES, PLLC
4300 Kings Lane
Nashville TN 37218

ADDRESS OF NEW OWNER(S):	SEND TAX BILL TO:	PARCEL ID #
John Byron Page 8532 River Road Pike Nashville, TN 37209	SAME	066-00-0-068.00

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF TENNESSEE
NASHVILLE DIVISION

IN RE:	)	
	)	
SUSAN MYERS BELL,	)	Bk. No. 16-06770-MFH3-7
	)	
	)	
Debtor(s).	)	

BILL GARRETT, Davidson County
Trans:T20170052916 DEEDWARR
Recvd: 06/21/17 08:25 4 pgs
Fees:23.00 Taxes:1461.50
20170621-0062171

BANKRUPTCY TRUSTEE'S DEED

WHEREAS, Susan Myers Bell is a debtor in a certain case pending pursuant to Chapter 7, Title 11, United States Code, in the United States Code, in the United States Bankruptcy Court for the MIDDLE DISTRICT OF TENNESSEE, the same bearing bankruptcy number 16-06770-MFH3-7; and

WHEREAS, certain property previously owned by the debtor, as more fully set forth in debtor's bankruptcy schedules filed under penalty of perjury in the aforesaid bankruptcy case, has passed to and become an asset of debtor's bankruptcy estate; and

WHEREAS, the undersigned grantor is duly appointed and serving as trustee in said bankruptcy case, having the right and duty under Title 11, United States Code, lawfully to convey all such assets of said debtor; and

WHEREAS, among the aforesaid assets is the real property described on Exhibit A, which is attached hereto and incorporated herein by reference;

NOW THEREFORE, for and in consideration of the sum of $395,000.00 cash in hand paid, the receipt of which is hereby acknowledged, the undersigned grantor, in her capacity as trustee in bankruptcy as aforesaid and in no other capacity, hereby sells, transfers, and conveys unto John Byron Page, and wife, Ashley Page, their heirs, successors and assigns, to have and to hold forever, all right, title, and interest of said bankruptcy estate in the real property located at 8500 Biggs Rd, Nashville, TN 37209. This conveyance is made pursuant to 11 U.S.C. § 363 and is subject to such liens, limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Trustee has caused this Trustee's Deed to be executed this 19 day of June, 2017.

Eva M. Lemeh, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said county and state, the said Eva M. Lemeh, Trustee for the Bankruptcy Estate of Susan Myers Bell, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained as trustee for the Bankruptcy Estate of Susan Myers Bell.

Witness my hand and official seal at Nashville, Tennessee, this 19 day of June, 2017.

Notary Public

My Commission Expires: 3/6/18

MARY B. CHAMBERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires March 6, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer, is $395,000.00.

AFFIANT

Subscribed and sworn to before me, this 19 day of June, 2017.

NOTARY PUBLIC

My commission Expires: 3/6/18

MARY B. CHAMBERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires March 6, 2018

EXHIBIT A

A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a parcel of land in the 25th Councilmanic District of Davidson County, Tennessee and located on Biggs Road, west of River Road, said parcel being Parcel 68 (formerly shown as a 12 acre +/- and a 35 acre +/- parcel) on Map 66 as evidenced in Deed Book 9893 Page 84 in the Register's Office for Davidson County, Tennessee (RODCT) and being more particularly described as follows:

BEGINNING at a point in the road at the end of Biggs Road, said point being the northeast corner of the property herein described, and said point being the southeast corner of Stevens (Map 66, Parcel 69) as evidenced in Instrument Number 20010223-0017306 (RODCT), thence; leaving Stevens, continuing with the road and the east line of the property herein described, South 44 degrees 02 minutes 02 seconds West a distance of 384.79 feet to a point in the road, thence; continuing with the road and a creek, South 52 degrees 36 minutes 19 seconds west a distance of 256.02 feet to a point in the creek, said point being in the east line of the property herein described, thence; continuing with the creek, South 35 degrees 16 minutes 02 seconds West a distance of 60.00 feet to a point in the creek, said point being the southeast corner of the property herein described, said point also being the northeast corner of Brown (Map 66, Parcel 61) as evidenced in Instrument Number 20020110-4073 (RODCT), thence; leaving the creek, following Brown, North 75 degrees 42 minutes 21 seconds West, passing an iron pin at 13.75 feet, a total distance of 1091.43 feet to a fence post, said fence post being an interior corner to the property herein described, said fence post also being the northwest corner of Brown thence; continuing with Brown, South 16 degrees 36 minutes 42 seconds west a distance of 350.32 feet to an fence post, said fence post being an interior corner of the property herein described, said fence post also being in the southwest corner of Brown, said fence post also being in the north line of Smithbuck as evidenced in Deed Book 7678 Page 27 (RODCT), thence; leaving Brown, following Smithbuck (Map 66 Parcel 53), North 77 degrees 59 minutes 18 seconds West a distance of 1047.65 feet to an iron pin, said iron pin being the southwest corner of the property herein described, and said iron pin being the northwest corner of Smithbuck, said iron pin also being in the east line of Hemmer as evidenced in Deed Book 462 Page 245 in the Register's Office for Cheatham County (ROCCT), thence; leaving Smithbuck, following Hemmer, North 13 degrees 22 minutes 20 seconds East, passing a point, said point being the northeast corner of Hemmer, said point also being the southeast corner of Tyler as evidenced in Deed Book 413 Page 842 (ROCCT), a total distance of 1160.00 feet to an iron pin said iron pin being the northwest corner of the property herein described, said iron pin also being in the east line of Tyler, said iron pin also being the southwest corner of Page (Map 66, Parcel 70) as evidenced in Deed Book 4655 Page 213 (RODCT) thence; leaving Tyler, continuing with Page (Map 66, parcel 70), South 74 degrees 42 minutes 56 seconds East a distance of 913.72 feet to an fence post, said fence post being in the north line of the property herein described, said fence post also being the southeast corner of Page (Map 66, parcel 70), said fence post also being the southwest corner of Page (Map 66, Parcel 109) as evidenced in Instrument Number

20000323-29666 (RODCT), thence; leaving Page (Map 66, Parcel 70), following Page (Map 66, parcel 109), South 74 degrees 48 minutes 15 seconds East a distance of 196.04 feet to a fence post, thence; continuing with Page (Map 66, Parcel 109), South 74 degrees 58 minutes 58 seconds East a distance of 232.67 feet to a fence post, said fence post also being the southeast corner of Page, said fence post also being the southwest corner of Stevens, thence; leaving Page (Map 66, Parcel 109), continuing with Stevens, South 68 degrees 19 minutes 58 seconds East passing an iron pin at 1059.90 feet, a total distance of 1209.90 feet to a point, the BEGINNING, containing 48.1819 acres more or less, according to a survey by Jesse E. Walker, RLS #1486, PE, Walker Engineering, P.O. Box 210456, Nashville, TN 37221, dated February 10, 2004.

Subject to restrictions of record in Book 4622, Page 154, said Register's Office.

Being the same property conveyed to Susan H. Myers, by deed from Philip Chamblee, as recorded in Instrument # 20040924-0115507, Register's Office for said County. Susan H. Myers and Susan Myers Bell are one and the same person. Susan Myers Bell having since filed Bankruptcy.