BILL GARRETT, Davidson County
Trans:T20170060275 DEEDWARR
Recvd: 07/14/17 11:01 3 pgs
Fees:18.00 Taxes:710.40
20170714-0070946

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10th DAY OF JULY, 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
Michael Poe 3303 Colby Drive Nashville, TN 37211-3207	new owner	133 07 0 009.00

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 May 30, 2017, 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. No objections to this sale were filed. The Court entered an Order authorizing the sale free and clear of liens on June 21, 2017. A certified copy of which has been recorded as Instrument Number 20170705-0067496 with the Davidson County Register of Deeds.

NOW, THEREFORE, for and in consideration of One Hundred Ninety-Two Thousand and No/100 Dollars ($192,000.00) 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 Michael Poe, an unmarried man, his heirs and assigns, the following described real property, to-wit:

SEE PROPERTY DESCRIPTION ATTACHED AS EXHIBIT A

This is improved property located at 3303 Colby Drive, Nashville, TN 37211-3207

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 Michael Poe, an unmarried man, his 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 10th day of July, 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 10th day of July, 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. 3 on the Revised Map of Parma Heights, Section 2, of record in Book 2083, Page 71, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 80 feet on the West side of Colby Drive and runs back 129.8 feet on the northern line and 215 feet on the south line to the rear line measuring 117 feet thereon.

Being the same property conveyed to Charles E. Walker, unmarried by deed dated February 6, 2012 from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington D.C. of record in Instrument No. 20120207-0010993, Register's Office for Davidson County, Tennessee. Affidavit of Correction filed February 14, 2012 of record in Instrument No. 20120214-0012949, 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. 133 07 0 009 00.
2. All matters appearing on the Plan of record as Book 2083, page 71, Register's Office for Davidson County, Tennessee.
3. Suggestion of Bankruptcy of record in Instrument No. 20160802-0079498, Register's Office for Davidson County, Tennessee.