Randal S. Mashburn
U.S. Bankruptcy Judge

Dated: 6/28/2017

Attest:
A True Copy
Certified this 7-19-2017

U.S. Bankruptcy Court
By RWalker
Deputy Clerk

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

In re:

REO HOLDINGS, LLC,
Debtor.

Case No. 3:16-bk-03304
Chapter 11
Judge Mashburn

THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, in its own capacity and ex rel. THE STATE OF TENNESSEE,

Plaintiff,

v.

DELINQUENT TAXPAYERS AS SHOWN ON THE 2011 REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE,

Defendants;

ESTATE & HEIRS OF KELSOE, CLAUDE, et UX.

Bill No.: 124121

Map & Parcel No.: 10505039800

Case No. 3:16-ap-90147

BILL GARRETT, Davidson County
Trans:T20170062658 ORDER
Recvd: 07/21/17 11:42 4 pgs
Fees:22.00 Taxes:0.00
20170721-0073949

UNITED STATES BANKRUPTCY COURT SEAL

AGREED DECREE OF REDEMPTION

The real parties in interest in this action, Family Trust Services LLC and the Chapter 11 trustee for REO Holdings LLC, have stipulated and agreed to the entry

of judgment in the terms set forth herein. Accordingly, it is hereby ORDERED as follows:

1. This case relates to real property commonly known as 1017 Argyle Avenue, Nashville, TN 37203, map and parcel number 10505039800, and more particularly described as follows:

> Fronting 40 feet on the south side of Argyle Avenue in Nashville and running back between parallel lines 150 feet to an alley being composed of 30 feet off the west side of lot No. 14 and 10 feet off the east side of lot No. 13 in Jones Subdivision of Jones Dudley's Addition as per record in Book No. 57, page 147, in the office of the Register of Deeds for Davidson County.
> Being the same property conveyed to Claude A. Kelsoe and wife Pearlena Kelsoe by deed of record at Deed Book 519, page 383, in the office of the Register of Deeds for Davidson County, and passing eventually to Hubert C. Kelsoe Jr., Barber Carr, Richard Baker Jr., Maryland Parker Jr., Margie A. Dent-Hammonds, Dorenda Cheeks, Sandra Lawson, Willie Hammonds Jr., James Hammonds Sr., Claude E. Hammonds Sr. Claude A. Kelsoe, David Kelsoe, Mary Kelsoe, and Thelma Kelsoe as reflected in affidavits of heirship found among the records of the Register of Deeds for Davidson County as instrument numbers 201505130043928, 201505130043929, 201505130043930, 201505130043931, 201505130043932, 20150513004933, 20150513004934, 20150513004935, 201505130043936, and 201505130043937, and thence conveyed by those persons to Claude E. Hammonds Sr., via deed found in the same office as instrument number 201505130043938, and thence conveyed by him to Family Trust Services LLC via deed found in the same office as instrument number 201505130043939.

2. The Motion to Redeem filed by Family Trust Services LLC is hereby GRANTED. All right, title, and interest of the tax-sale purchaser, Oak Tree Partners LLC, in the aforementioned property is hereby DIVESTED out of said Oak Tree Partners LLC, and VESTED in Family Trust Services LLC.

3. It appears to the Court's satisfaction that Eva Lemeh, in her capacity as the Chapter 11 Trustee for REO Holdings LLC, has, via a quitclaim deed of record

in the office of the Davidson County Register of Deeds as instrument number 201706190061446, conveyed all right, title, and interest in the aforementioned property belonging to REO Holdings LLC and its bankruptcy estate to Family Trust Services LLC. Accordingly, the Motion to Redeem heretofore filed by REO Holdings LLC is DENIED AS MOOT.

4. As between REO Holdings LLC, Eva Lemeh in her capacity as the Chapter 11 trustee of REO Holdings LLC, and Family Trust Services LLC, title to the aforementioned property is hereby QUIETED in Family Trust Services LLC, and henceforth neither REO Holdings LLC nor Eva Lemeh, in her capacity as the Chapter 11 trustee of REO Holdings LLC, shall hold any right, title, or interest therein.

5. The Davidson County Clerk & Master is DIRECTED to disburse the sum of $8,811.74 to Oak Tree Partners LLC, $80,000 having already been so paid.

6. The Davidson County Clerk & Master is DIRECTED to disburse to Eva Lemeh, as Chapter 11 Trustee for REO Holdings LLC, the sum of $15,113.59.

7. The Tennessee Chancery Court may issue any order or writ that may be necessary for the enforcement of the portions of this order directing disbursements.

8. Each party shall bear its own costs.

9. This is a final order and the clerk is directed to enter judgment accordingly pursuant to Rule 7058.

IT IS SO ORDERED.

This order was signed electronically at the top of the first page.

Respectfully tendered for entry:

s/ Paul J. Krog
Eugene N. Bulso, Jr. (No. 12005)
Paul J. Krog (No. 29263)
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s/ Michael E. Collins
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(615) 742-9350
(615) 242-4203
Attorneys for the Chapter 11 Trustee of REO Holdings LLC, Eva Lemeh

Certificate of Service

I hereby certify that the foregoing was filed via the Court's ECF system, which is expected to deliver an electronic copy thereof to the persons registered to receive such notice, including the following:

Sheila Stevenson
Charles Walker
Woodbine Legal
69 Thompson Ln
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Counsel for the Metropolitan Government

and a copy was entrusted to the care of the United States Postal Service for delivery as first-class U.S. Mail to the following:

David M. Anthony
Bone McAllester Norton PLLC
511 Union Street
Suite 1600
Nashville, TN 37219

Claude Hammonds
3425 Cobble Street
Nashville, TN 37203

all on the 27th day of July, 2017.

s/ Paul J. Krog
Paul J. Krog

This Order has been electronically signed. The Judge's signature and Court's seal appear at the top of the first page.
United States Bankruptcy Court.