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Davidson County DEEDWARR
Recvd: 08/31/17 09:27 4 pgs
Fees:23.00 Taxes:832.50
20170831-0089495

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Joseph R. Cirrincione
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th DAY OF AUGUST, 2017.

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Brenda Zitzman
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-6-2017

THIS INSTRUMENT WAS PREPARED BY: 33763 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
Joseph R. Cirrincione, Trustee of the Joseph R. Cirrincione Living Trust 922 Morrison St Nashville, TN 37208	Joseph R. Cirrincione, Trustee of the Joseph R. Cirrincione Living Trust 922 Morrison St Nashville, TN 37208	092 04 0 244 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 June 20, 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 Order Granting Motion of the Trustee to Sell Properties entered by the Court on July 19, 2017, a certified copy of which has been recorded as Instrument Number 20170803-0079254 with the Davidson County Register of Deeds.

NOW, THEREFORE, for and in consideration of Two Hundred Twenty-Five Thousand and No/100 Dollars ($225,000.00) 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 Joseph R. Cirrincione, Trustee of the Joseph R. Cirrincione Living Trust U/A/D April 22, 2009, his heirs and assigns, the following described real property, to-wit:

SEE PROPERTY DESCRIPTION ATTACHED AS EXHIBIT A

This is improved property located at 922 Morrison St., Nashville, TN 37208.

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 Joseph R. Cirrincione, Trustee of the Joseph R. Cirrincione Living Trust U/A/D April 22, 2009, 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 29th day of August, 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 29th day of August, 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. 12 on the Plan of Johnson Bransford's Subdivision of Three Parts of Lot No. 158 of Judge John McNairy's Mansion House Tract as of record in Plat Book 161, page 146, 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 deed dated May 15, 2013 from Priority Title Insurance Company of Tennessee of record in Instrument No. 20130520-0050316, 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. 092 04 0 244 00.
2. All matters appearing on the Plan of record as Book 161, page 146, 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:

