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Davidson County DEEDWARR
Recvd: 09/01/17 14:09 4 pgs
Fees:23.00 Taxes:1073.00
20170901-0090276

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th DAY OF AUGUST, 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
Gary W. Williams and wife, Donna R. Williams 10 LYMINGTON Court BRENTWOOD TN 37027	NEW OWNER	093 04 0 A 001 00CO

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 Ninety Thousand and No/100 Dollars ($290,000.00) 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 Gary W.* Williams and wife, Donna R. Williams, their heirs and assigns, the following described real property, to-wit:

SEE PROPERTY DESCRIPTION ATTACHED AS EXHIBIT A

This is improved property located at 811 A Sylvan St., Nashville, TN 37217.

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 Gary W.* Williams and wife, Donna R. Williams, their heirs and assigns forever, free and clear of all liens. *Wilford

The 2017 real estate taxes will be prorated to date of deed.

WITNESS my hand on this 28th 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 28th day of August, 2017.

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 Unit A, together with the appurtenant interest in the common elements of Sylvan Street Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No. 20070817-0098599, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit C to the aforementioned Declaration.

Being the same property conveyed to Charles Walker by Special Warranty Deed dated May 7, 2012 from Wells Fargo Delaware Trust Company, N.A., as Trustee for Vericrest Opportunity Loan Trust 2011-NPL1 of record in Instrument No. 20150515-0042039, 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. 093 04 0 A 001 00CO
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for Sylvan Steet Townhomes, of record in Instrument No. 20070817-0098599, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 21, page 60, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record attached as Exhibit C to the Declaration of record in Instrument No. 20070817-0098599, 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:

