#33435

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $188,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY OF SEPTEMBER, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-4-2021

KRISTY LEON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 09/08/17 09:13 4 pgs
Fees:23.00 Taxes:697.45
20170908-0092311

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
Adel E. Ibrahem 2615 Joplin Dr. Nashville, TN 37210	NEW OWNER	119 11 0 108.00

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 One Hundred Eighty-Eight Thousand Five Hundred and No/100 Dollars ($188,500.00) 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 Adel E. Ibrahem, a married 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 2615 Joplin Drive, Nashville, TN 37210.

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 Adel E. Ibrahem, a married 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 1st day of September, 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 1st day of September, 2017.

Notary Public

My Commission Expires: 1-4-2021

KRISTY L. RION
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

A tract of land in Nashville, Davidson County, Tennessee as described according to a survey by Daniels & Associates, Inc. dated 05/01/2017, Project Number 17-020 (Gregory E. Daniels, TN R.L.S. #1489) and being more particularly described as follows:

Beginning at an iron pin set on the southerly right-of-way of Joplin Drive; said point being the northeasterly corner of Karen Brown of record in Deed Book 8606, Page 435 R.O.D.C. TN (Lot 37, Thompson Lane Park, Plat Book 2331, Page 138 R.O.D.C. TN); said point also being the northwesterly corner of the herein described property; thence,

1. With said southerly right-of-way of Joplin Drive in an easterly direction a curve to the left 47.15 feet to an existing highway monument; said curve having a central angle of 05 deg. 17' 32", radius 510.42, tangent 23.59, and chord S 71 deg. 59' 29" E 47.13; thence,

2. S 22 deg. 10' 05" E 58.08 feet to an iron pin set on the westerly boundary of Charles Walker of record in Instrument Number 20081210-0119085 R.O.D.C. TN (Lot 39, Thompson Lane Park, Plat Book 2331, Page 138 R.O.D.C. TN); thence,

3. Leaving the westerly right-of-way of Joplin Drive and with said Charles Walker S 10 deg. 57' 06" W 196.54 feet to an iron pin set on the northerly boundary of William Searle, et ux of record in Deed Book 8909, Page 677 R.O.D.C. TN (Lot 42, Thompson Lane Park, Plat Book 2331, Page 138 R.O.D.C. TN); thence,

4. With said northerly boundary of William Searle, et ux and the northerly boundary of Norma Moore of record in Deed Book 8909, Page 677 R.O.D.C. TN (Lot 43, Thompson Lane Park, Plat Book 2331, Page 138 R.O.D.C. TN) N 78 deg. 47' 43" W 158.97 feet to an iron pin set; thence,

5. With the easterly boundary of the aforesaid Karen Brown N 28 deg. 46' 27" E 262.89 feet to the point of beginning.

Containing 28,664 square feet or 0.66 Acres more or less.

Being part of the same property conveyed to Charles E. Walker, a single person by deed dated October 27, 2008 from The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank N.A. as Trustee of record in Instrument No. 20081210-0119085, Register's Office for Davidson County, Tennessee, and by Quitclaim Deed dated July 25, 2017 of record in Instrument No. 20170802-0078635 from Karen E. Brown, now known as Karen E. Espenant.

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. 119 11 0 108 00.
2. Restrictive covenants contained in an instrument of record in Book 2548, page 299, Register's Office for Davidson, County, Tennessee.
3. All matters appearing on the Plan of record as Book 2331, page 138, as amended in Book 3465, page 91, Register's Office for Davidson County, Tennessee.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4366, page 171, 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:

