#33761

Bill Garrett Davidson County
Batch# 2975 DEEDWARR
09/21/2017 11:59:30 AM 4 pgs
Fees: $23.00 Taxes: $828.80
20170921-0096891

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11th DAY OF SEPTEMBER, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

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
Mohamed M. Toban and Bobbie Renee Toban 1809 Autumnwood Blvd. Clarksville, TN 37042	Regions Mortgage 2050 Parkway Office Cr Birmingham, AL 35244	072 11 0 331.00

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-Four Thousand and No/100 Dollars ($224,000.00) 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 Mohamed M. Toban and Bobbie Renee Toban, husband and wife, their heirs and assigns, the following described real property, to-wit:

SEE PROPERTY DESCRIPTION ATTACHED AS EXHIBIT A

This is improved property located at 1810 Branch St., Nashville, TN 37216.

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 Mohamed M. Toban and Bobbie Renee Toban, husband and wife, their 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 11th 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 11th day of September, 2017.

Kristy L. Rion
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. 1 on the Plan of Hal Harding Lands, as of record in Plat Book 843, page 47, 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 Walker by Trustees Deed dated June 24, 2013 from Derek A. Henderson, Trustee of the Bankruptcy Estate of Steadivest, LLC, Case No. 09-01013EE of the United States Bankruptcy Court for the Southern District of Mississippi, pursuant to an Order entered in said case and jointly administered related cases dated January 4, 2013, granting Derek A. Henderson, Trustee, authority to sell the property of the Debtor's estate free and clear of liens, interests, encumbrances and claims, of record in Instrument No. 20130709-0071010, Register's Office for Davidson County, Tennessee. By Order entered April 20, 2016, the Bankruptcy case of Charles E. Walker was transferred from the Western District of Tennessee 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 John C. McLemore, Trustee in Bankruptcy. A certified copy of the Order is of record in Instrument No. 20170803-0079254, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2017, a lien, but not yet due and payable. Map and Parcel No. 072 11 0 331 00.
2. All matters appearing on the Plan of record as Book 843, page 47, 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:

