Karen Y Johnson Davidson County
Batch# 136746 DEEDTRS
09/04/2018 03:42:30 PM 5 pgs
Fees: $28.00 Taxes: $152.62
20180904-0087504

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $41,250.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st DAY OF AUGUST, 2018.

D THOMPSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

NOTARY PUBLIC

MY COMMISSION EXPIRES: 12/10/2019

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
Jeffrey Swinea 605 15th Street Old Hickory, TN 37138	New Owner	053 03 0372.00

BANKRUPTCY TRUSTEE'S DEED

WHEREAS, upon the filing of a voluntary Chapter 7 petition in bankruptcy January 31, 2018, in the United States Bankruptcy Court for the Middle District of Tennessee, same being Bankruptcy No. 18-00618-CW1-7, Vivian Renee Starr, 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, by Motion of Trustee to Sell Property dated August 1, 2018, the Trustee moved the Court to be allowed to sell the Debtor's one-fourth, undivided interest in property at 605 15th St., Old Hickory, Davidson County, Tennessee, by private 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 motion.

No objections to this sale were filed. The Court entered an Order authorizing the sale free and clear of liens on August 24, 2018.

NOW, THEREFORE, for and in consideration of Forty One Thousand Two Hundred Fifty and No/100 Dollars Dollars ($41,250.00) 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 Jeffrey Swinea, his successors and assigns, the following described real property, to-wit:

SEE PROPERTY DESCRIPTION ATTACHED AS EXHIBIT A

Debtor's one-fourth, undivided interest in house and lot at 605 15th St., Old Hickory, Davidson County, TN

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 Vivian Renee Starr in and to the above-described real property on the date of the filing of her 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 Jeffrey Swinea, his successors and assigns forever, free, and clear of all liens.

The 2018 real estate taxes will be prorated to date of deed.

WITNESS my hand on this 31st day of August, 2018.

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 31 day of August, 2018.

Notary Public

My Commission Expires: 9-30-2019

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires September 30, 2019

Exhibit A

LAND in Davidson County, Tennessee, Being Lot No. 42, Revised Plan of Section E, Village of Old Hickory, Fourth Civil District, Davidson County, Tennessee, as shown on plan recorded December 10, 1948, in Book 1424, Page 132, Register's Office for Davidson County, Tennessee, fronting 88.9 feet on Fifteenth Street, and containing 0.78 acre, more or less.

BEING the same property conveyed to Thomas Calvin Youree, unmarried, by Deed from Heirs of Velma P. Burch, et al. of record in Book 8888, page 168, Register's Office for Davidson County, Tennessee, recorded on March 16, 1993.

BEING the same property conveyed to Thomas Calvin Youree and Cynthia Sue Youree, as joint tenants with right of survivorship, by Quitclaim Deed from Thomas Calvin Youree with Larry D. Craig, Trustee, of record as Instrument 20050415-0041924, Register's Office for Davidson County, Tennessee, recorded on April 14, 2005; the said Thomas Calvin Youree having terminated the right of survivorship and vested his individual moiety in Leroy Johnston Ellis, IV, Trustee by Quitclaim Deed of record as Instrument 20160209-0012589, Register's Office for Davidson County, Tennessee, recorded on February 9, 2016.

BEING the same property conveyed to Thomas Calvin Youree, for his life, remainder to Vivian R. Starr and Venetia Henry by Quitclaim Deed from Leroy Johnston Ellis, IV, Trustee, of record as Instrument 20160211-0013020, Register's Office for Davidson County, Tennessee, recorded on February 11, 2016; the said Thomas Calvin Youree having since died on November 18, 2017, and thus leaving a one-half, undivided interest in the property to Cynthia Sue Youree, a one-fourth, undivided interest in the property to Vivian R. Starr a/k/a Vivian Renee Starr, and a one-fourth, undivided interest in the property to Venetia Henry; the said Cynthia Sue Youree conveyed her one-half, undivided interest in the property to the said Jeffrey Swinea herein, and the said Venetia Henry conveyed her one-fourth, undivided interest in the property to the said Jeffrey Swinea herein by Warranty Deed dated August 31, 2018 and being recorded simultaneously herewith as Instrument No. _____.

Charles M. Walker
U.S. Bankruptcy Judge
Dated: 8/24/2018

Attest:
A True Copy
Certified this 8/27/18
U.S. Bankruptcy Court
By _____
Deputy Clerk

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF TENNESSEE - COLUMBIA DIVISION

IN RE: VIVIAN RENEE STARR xxx-xx-4131 1900 RICHARD JONES ROAD UNIT B-209 NASHVILLE, TN 37215 DEBTOR.	CASE NO. 18-00618-CW1-7 CHAPTER 7 JUDGE Charles M. Walker

ORDER TO SELL PROPERTY

Upon consideration of the motion of John C. McLemore, Trustee, for authority sell the following property:

Debtor's one-fourth, undivided interest in house and lot at 605 15th St., Old Hickory, TN 37138 (Map & Parcel: 053 03 0 372.00)

The Motion and Proposed Order were served on the Debtor(s), Debtor's counsel, all creditors and all parties requesting notice. Each was given twenty-one (21) days to object. No objections have been filed with the Court;

And it appearing to the Court that the sale of property will be beneficial to the bankruptcy estate;

It is hereby

ORDERED that John C. McLemore, Trustee, is authorized to sell this property pursuant to the provisions of 11 U.S.C. § 363 free and clear of all liens with the liens that may exist attaching to the proceeds of the sale.

It is further **ORDERED** that the 14 day stay of the sale of this property following the entry of this order set out in FRBP 6004(h) is hereby **WAIVED**.

It is further **ORDERED** the Trustee will file a report of sale as required by FRBP 6004(f).

This Order was signed and entered electronically as indicated at the top of this page.

APPROVED FOR ENTRY:

/s/ John C. McLemore, Trustee
John C. McLemore, Trustee
Tn. Bar No. 3430
2000 Richard Jones Rd., Ste. 250
Nashville, TN 37215
(615) 383-9495 (phone)
(615) 292-9848 (fax)
jmclemore@gmylaw.com

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.

201809040087504

Certificate of Authenticity

I, John W. Bishop, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Thompson, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

Notary's Signature

My Commission Expires: 12/10/2019.

Notary's Seal (If on paper)