Karen Y Johnson Davidson County
Batch# 146469 DEEDQC
09/28/2018 02:01:29 PM 3 pgs
Fees: $18.00 Taxes: $551.30
20180928-0096443

Prepared By:
Robert W. Miller
Manier & Herod, P.C.
1201 Demonbreun Street, Suite 900
Nashville, TN 37203

Address New Owner:
P.O. Box 90678
Nashville, TN 37209

Send Tax Bills To:
P.O. Box 90678
Nashville, TN 37209

Map and Parcel Numbers:
12810013300

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the payment of One Hundred Forty Nine Thousand Dollars ($149,000.00), **EVA M. LEMEH, THE POST-CONFIRMATION DISTRIBUTION AGENT UNDER THE MODIFIED CHAPTER 11 TRUSTEE'S AMENDED PLAN OF REORGANIZATION OF REO HOLDINGS, LLC** (herein the "**Grantor**"), by these presents hereby transfers and conveys unto **CANH PHAM AND SPOUSE CHAU H. LY**, their heirs and assigns, (herein the "**Grantee**"), the following described tract or parcel of land in Davidson County, Tennessee, to wit:

Being Lot No. 130 on the Plan of Stacy Square, Section IV, as of record in Book 4460, page 12, Register's Office for said County.

Said Lot No. 130 fronts 65.0 feet on the easterly margin of Colt Court, and extends back 105.2 feet on the northerly line, and 167.4 feet on the southerly line, to a line on the rear which is a broken line on which it measures a total distance of 115.88 feet.

Being the same property conveyed to William C. Frazer and wife, Elizabeth L. Frazer by Warranty Deed from Roger Dale Griffin, dated October 14, 1980, recorded October 28, 1980 of record in Book 5670, page 549, SRO. The said William C. Frazer and Elizabeth L. Frazer have since died, with Elizabeth L. Frazer predeceasing William C. Frazer, by Affidavit of Heirship of record in Chart No. 20150602-0050893, SRO, Michael Frazer, William Scott Frazer, Christine Frazer Mitchell, Jennifer Frazer Schneider and Sallie Frazer were established as the heirs at law of William C. Frazer. Additional affidavits of Heirship to Real Property are of record in Chart No. 20170814-00-82971, Chart No. 20170814-0082973, Chart No. 20170814-0082975, Chart No. 20170814-0082977, SRO, by final decree confirming sale of record in Chart No. 20150121-0005843, SRO, subject property was vested in McCullough Family Properties, LLC. the said McCullough Family Properties, LLC, conveyed subject property to REO Holdings and the heirs of William C. Frazer by Quitclaim Deed dated May 23, 2017, recorded May 25, 2017, of record in Chart No. 20170525-0052288, SRO. Subject property was further conveyed to REO Holdings, LLC, a Tennessee Limited Liability Company by Quitclaim Deeds from Michael Frazer of record in Chart No. 20150602-0050979, SRO, Jennifer Frazer Schneider of record in Chart

No. 20170814-0082970, SRO, Christine Frazer Mitchell of record in Chart No. 20170814-0082972, SRO, William Scott Frazer of record in Chart No. 20170814-0082974, and Sallie Frazer of record in Chart No. 20170814-0082976, SRO. By Order granting Chapter 11 Trustee's Motion to Confirm Redemption of REO Holdings, LLC and the vesting of property in the name of REO Holdings, LLC of record in Chart No. 20171006-0102778, SRO, subject property was divested out of McCullough Family Properties, LLC and vested in REO Holdings, LLC.

This is improved property known as 102 Colt Court, Nashville, Tennessee, in Davidson County, Tennessee.

This transfer is by quitclaim and Grantor makes no warranties about the title.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR DOES hereby transfer, assign, and convey unto Grantee and the Grantee's heirs and assigns, all of her right, title and interest in and to said property vested in Grantor as Post-Confirmation Distribution Agent under the Modified Chapter 11 Trustee's Amended Plan of Reorganization of REO Holdings, LLC, but not further or otherwise.

GRANTOR and GRANTEE acknowledge that this Deed was prepared from information furnished by them. No title examination has been made and neither Robert W. Miller nor Manier & Herod, P.C. shall have any liability for the status of title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand on this the 28th day of September, 2018

EVAM. LEMEH, POST-CONFIRMATION DISTRIBUTION AGENT UNDER THE MODIFIED CHAPTER 11 TRUSTEE'S AMENDED PLAN OF REORGANIZATION OF REO HOLDINGS, LLC

1335466

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Kim Freeman, a Notary Public of the County and State aforesaid, EVA M. LEMEH, POST-CONFIRMATION DISTRIBUTION AGENT UNDER THE MODIFIED CHAPTER 11 TRUSTEE'S AMENDED PLAN OF REORGANIZATION OF REO HOLDINGS, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal or stamp this the 28th day of September, 2018.

kim freeman
NOTARY PUBLIC

My Commission Expires:

11/8/2021

KIM FREEMAN NOTARY PUBLIC TENNESSEE EXPIRES Nov 8, 2021 DAVIDSON COUNTY

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration for this transfer or value of property (whichever is greater) is $149,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Carl Chell
Grantee or Grantee's Agent

Subscribed and sworn to before me this 28th day of September, 2018.

NOTARY PUBLIC

My Commission Expires:

05/02/2022

BRIAN MAHONEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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