Karen Johnson Davidson County
Batch# 234803 DEEDWARR
05/24/2019 03:05:49 PM 3 pgs
Fees: $18.00 Taxes: $5,698.00
20190524-0049622

This Instrument Prepared By:
ERICA R. JOHNSON, ATTORNEY AT LAW, PLLC
8161 Highway 100, Suite 184
Nashville, Tennessee 37221

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
TM Investment, L.L.C. 7035 Stone Run Drive Brentwood, TN 37027	New Owner	082 16 0V 002.00 082 16 0V 003.00 082 16 0V 004.00 082 16 0V 005.00 082 16 0V 010.00 082 16 0V 011.00 082 16 0V 012.00 082 16 0V 013.00 082 16 0V 009.00

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

IN RE:	)	
	)	
Garafola Properties LLC,	)	**BK No. 18-06361-RM3-7**
	)	
Debtor(s).	)	

TRUSTEE'S DEED

For and in consideration of the sum of Ten 00/100 Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, Erica R. Johnson, Trustee for Garafola Properties, LLC, hereby bargain, sell, and convey to TM Investment, L.L.C., a Tennessee limited liability company, all of my interest in the following-described property located in Davidson County, State of Tennessee, and being more particularly described as follows, to-wit:

910 Shelby Avenue #101:
Land in Davidson County, Tennessee, being Unit 1A, 908 Shelby Avenue Condominiums (a Condominium) as shown in the Declaration Establishing 908 Shelby Avenue Condominiums (a Condominium) of record in Instrument Number 20170323-0028472, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

910 Shelby Avenue #102:
Land in Davidson County, Tennessee, being Unit 2A, 908 Shelby Avenue Condominiums (a Condominium) as shown in the Declaration Establishing 908 Shelby Avenue Condominiums (a Condominium) of record in Instrument Number 20170323-0028472, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

910 Shelby Avenue #103:
Land in Davidson County, Tennessee, being Unit 3A, 908 Shelby Avenue Condominiums (a Condominium) as shown in the Declaration Establishing 908 Shelby Avenue Condominiums (a Condominium) of record in Instrument Number 20170323-0028472, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

910 Shelby Avenue #104:
Land in Davidson County, Tennessee, being Unit 4A, 908 Shelby Avenue Condominiums (a Condominium) as shown in the Declaration Establishing 908 Shelby Avenue Condominiums (a Condominium) of record in Instrument Number 20170323-0028472, in

the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

910 Shelby Avenue #201:
Land in Davidson County, Tennessee, being Unit 5A, 908 Shelby Avenue Condominiums (a Condominium) as shown in the Declaration Establishing 908 Shelby Avenue Condominiums (a Condominium) of record in Instrument Number 20170323-0028472, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

910 Shelby Avenue #202:
Land in Davidson County, Tennessee, being Unit 6A, 908 Shelby Avenue Condominiums (a Condominium) as shown in the Declaration Establishing 908 Shelby Avenue Condominiums (a Condominium) of record in Instrument Number 20170323-0028472, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

910 Shelby Avenue #203:
Land in Davidson County, Tennessee, being Unit 7A, 908 Shelby Avenue Condominiums (a Condominium) as shown in the Declaration Establishing 908 Shelby Avenue Condominiums (a Condominium) of record in Instrument Number 20170323-0028472, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

910 Shelby Avenue #204:
Land in Davidson County, Tennessee, being Unit 8A, 908 Shelby Avenue Condominiums (a Condominium) as shown in the Declaration Establishing 908 Shelby Avenue Condominiums (a Condominium) of record in Instrument Number 20170323-0028472, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

908A Shelby Avenue:
Land in Davidson County, Tennessee, being Unit 2, 908 Shelby Avenue Condominiums (a Condominium) as shown in the Declaration Establishing 908 Shelby Avenue Condominiums (a Condominium) of record in Instrument Number 20170323-0028472, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Garafola Properties, LLC by QuitClaim Deed from Shelby Street Partners, GP of record in Instrument No. 20171218-0128355, Register's Office for Davidson County, Tennessee, dated December 8, 2017 and recorded on December 18, 2017.

Garafola Properties, LLC filed a voluntary chapter 11 bankruptcy petition, docket number 3:18-bk-06361, on September 24, 2018, which was subsequently converted to chapter 7 on February 13, 2019. Upon conversion to chapter 7, title was vested in Erica R. Johnson, Trustee, who then obtained a Bankruptcy Court Order to sell and convey title.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This is improved property known: (1) 910 Shelby Avenue, Unit #101, Nashville, Tennessee 37206; (2) 910 Shelby Avenue, Unit #102, Nashville, Tennessee 37206; (3) 910 Shelby Avenue, Unit #103, Nashville, Tennessee 37206; (4) 910 Shelby Avenue, Unit #104, Nashville, Tennessee 37206; (5) 910 Shelby Avenue, Unit #201, Nashville, Tennessee 37206; (6) 910 Shelby Avenue, Unit #202, Nashville, Tennessee 37206; (7) 910 Shelby Avenue, Unit #203, Nashville, Tennessee 37206; (8) 910 Shelby Avenue, Unit #204, Nashville, Tennessee 37206; and (9) 908A Shelby Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD all of my interest in the said tracts or parcels of real property, with all of my interest in the appurtenances, buildings, structures, improvements, fixtures, estate, title, and interest thereto belonging to the said TM Investment, LLC, its successors and assigns forever. Grantor conveys said property pursuant to Expedited Motion to Sell Real Property

Described as the Shelby Property, sent to all creditors and parties in interest on April 29, 2019 (Docket Entry 180 in Case 3:18-bk-06361); Expedited Order Setting Hearing on Trustee's Expedited Motion to Sell Real Property Described as the Shelby Property entered by the Court on April 29, 2019 (Docket Entry 183 in Case 3:18-bk-06361); and Agreed Order Authorizing Sale of Real Property Described as the Shelby Property entered by the Court on May 16, 2019 (Docket Entry 196 in Case 3:18-bk-06361).

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 20 day of May, 2019.

, Trustee

Erica R. Johnson, Trustee

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the said State and County, Erica R. Johnson, Trustee, the within-named bargainor, 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 at Nashville, Tennessee, this 20 day of May, 2019.

Kim Murray

Notary Public

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 3/28/22

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION or value, whichever is greater, for this transfer is $1,540,000.00.

, Trustee

Affiant

Subscribed and sworn to before me this 20 day of May, 2019.

Kim Murray

Notary Public

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 3/28/22