Karen Johnson Davidson County
Batch# 236177 DEEDWARR
05/30/2019 09:08:52 AM 2 pgs
Fees: $13.00 Taxes: $1,591.00
20190530-0051039

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:**
Strategic Asset Acquisitions, LLC 1600 Forrest Avenue Nashville, Tennessee 37206	New Owner	072 11 1D 001.00 072 11 1D 002.00

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 Strategic Asset Acquisitions, LLC, 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:

> Land in Davidson County, Tennessee, being Units A and B, 2171 Rock City Street Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for 2171 Rock City Street Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20170711-0069599, 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, a Tennessee Limited Liability Company, by Warranty Deed from Cindy Darlene Morris (*aka* Cindy Darlene Thompson-Morris) of record in Instrument No. 20170719-0072625, Register's Office for Davidson County, Tennessee, dated July 12, 2017 and recorded on July 19, 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 as 2171 A Rock City Street, Nashville, Tennessee 37216; and 2171 B Rock City Street, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD all of my interest in the said tract or parcel of real property, with all of my interest in the appurtenances, buildings, structures, improvements, fixtures, estate, title, and interest thereto belonging to the said Strategic Asset Acquisitions, LLC, its successors

and assigns forever. Grantor conveys said property pursuant to Expedited Motion to Sell Real Property Described as the Rock City Property, sent to all creditors and parties in interest on April 29, 2019 (Docket Entry 178 in Case 3:18-bk-06361); Expedited Order Setting Hearing on Trustee's Expedited Motion to Sell Real Property Described as the Rock City Property entered by the Court on April 29, 2019 (Docket Entry 182 in Case 3:18-bk-06361); and Agreed Order Authorizing Sale of Real Property Described as the Rock City Property entered by the Court on May 16, 2019 (Docket Entry 197 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 29 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 29 day of May, 2019.

Kim Murray

Notary Public

My Commission Expires: 3/28/22

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION or value, whichever is greater, for this transfer is $430,000.00.

Trustee

Affiant

Subscribed and sworn to before me this 29 day of May, 2019.

Kim Murray

Notary Public

My Commission Expires: 3/28/22

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY