Karen Johnson Davidson County
Batch# 277215 DEEDWARR
08/28/2019 10:23:30 AM 6 pgs
Fees: $33.00 Taxes: $5,254.00
20190828-0086721

33431

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,420,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23rd DAY OF AUGUST, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

#33431

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 6, 2020

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
Regional Holdings, LLC P.O. Box 707 Clarksville, TN 37041-0707	New Owner P.O. Box 707 Clarksville, TN 37041	041 00 0 058.00

BANKRUPTCY TRUSTEE'S DEED

WHEREAS, upon the filing of a voluntary Chapter 7 petition in bankruptcy April 26, 2016, in the United States Bankruptcy Court for the Middle District of Tennessee (the "Court"), same being Bankruptcy No. 16-02966-CW3-7, Owen Carl Bell (the "Debtor"), 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, the Court entered an Order on May 14, 2018 holding that the property is vested in Owen Carl Bell and Marla Sue Bell as tenants-in-common, and authorizing the Trustee to

sell the property free and clear of the co-owner's interest pursuant to 11 U.S.C. § 363(h). A certified copy of the Order has been recorded as Instrument Number 20180713-0068030 with the Davidson County Register of Deeds.

WHEREAS, by Motion of Trustee to Sell Property dated May 14, 2019, the Trustee moved the Court to be allowed to sell the property 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. All objections were resolved. The Court entered an Order authorizing the sale free and clear of liens on June 18, 2019. A certified copy of the Order has been recorded as Instrument Number 20190717-0069872 with the Davidson County Register of Deeds.

NOW, THEREFORE, for and in consideration of One Million Four Hundred Twenty Thousand and No/100 Dollars ($1,420,000.00) 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 Regional Holdings, LLC, a Tennessee limited liability company, their successors and assigns, the following described real property, to-wit:

SEE PROPERTY DESCRIPTION ATTACHED AS EXHIBIT A

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 Owen Carl Bell and Marla Sue Bell 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 Regional Holdings, LLC, a Tennessee limited liability company, their successors and assigns forever, free and clear of all liens.

The 2019 real estate taxes which are due and owing at this time will be prorated to date of deed.

WITNESS my hand on this 22nd day of August, 2019.

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 22nd day of August, 2019.

Kristy L. Rion
Notary Public

My Commission Expires: 1-4-2021

KRISTY L. RION
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

A tract of land in the Second Civil District, Whites Creek, Davidson County, Tennessee as described according to a survey by Daniels & Associates, Inc. dated 07/19/19, Project Number 18-037 (Gregory E. Daniels, TN R.L.S. #1489) and being more particularly described as follows:

Beginning at an iron pin set on the northerly right-of-way of Brick Church Pike at the northwesterly corner of Bell Grimes Subdivision of record in Instrument Number 20060606-0066841 R.O.D.C. TN (re-named Liberty Place of record in Instrument Number 20060614-0070620 R.O.D.C. TN); and proceeding,

1. With said northerly right-of-way of Brick Church Pike a curve to the left 75.52 feet to a point; said curve having a radius of 603.89, delta 07deg09'55", tangent 37.81, and chord N 41deg46'10" W 75.47; thence,

2. N 45deg21'08" W 121.70 feet to a point; thence,

3. With a curve to the left 93.47 feet to a magnail set at the southeasterly corner of Lawrence Haywood, et.ux of record in Deed Book 6212, Page 986 R.O.D.C TN; said curve having a radius of 1176.28, delta 04deg33'10", tangent 46.76, and chord N 47deg37'43" W 93.44; thence,

4. Leaving said northerly right-of-way of Brick Church Pike and with the easterly boundary of said Lawrence Haywood N 06deg03'20" E 578.01 feet to an iron pin set at an existing fence corner post; said point also being the southeast corner of Lot 7, Breckinridge Valley of record in Plat Book 4460, Page 167 R.O.D.C. TN; thence,

5. With the easterly boundary of said Lot 7, Breckinridge Valley N 03deg15'52" E 350.67 feet to an iron pin set on the southerly right-of-way of Valley Trail; thence,

6. Leaving said southerly right-of-way of Valley Trail and with the southerly and easterly boundary of Northside Church of Christ, Trustees of record in Deed Book 6675, Page 315 R.O.D.C. TN S 84deg13'54" E 23.39 feet to an iron pin set at an existing fence corner post; thence,

7. N 04deg18'21" E 284.41 feet to an iron pin set at an existing fence corner post; thence,

8. S 84deg40'43" E 375.83 feet to an existing metal t-bar at an existing fence corner post; thence,

9. N 57deg23'03" E 500.31 feet to an iron pin set at an existing fence corner post; thence,

10. N 10deg15'29" E 147.14 feet to an existing iron pin; thence,

11. With a curve to the right 87.64 feet to an iron pin set; said curve having a radius of 285.40, a central angle of 17deg35'39", tangent 44.17, and chord N 19deg03'19" E 87.30; thence,

12. With a curve to the right 38.94 feet to an iron pin set on the southerly right-of-way of Old Hickory Blvd.; said curve having a radius of 25.00, a central angle of 89deg14'38", tangent 24.67, and chord N 72deg28'28" E 35.12; thence,

13. With said southerly right-of-way of Old Hickory Blvd. a curve to the right 79.18 feet to an iron pin set; said curve having a radius of 3790.00, a central angle of 01deg11'49", tangent 39.59, and chord S 64deg57'33" E 79.18; thence,

14. S 64deg21'39" E 133.19 feet to an iron pin set at the northwesterly corner of Michael & Julia Driver Revocable Living Family Trust of record in Instrument Number 20130725-0076973 R.O.D.C. TN; thence,

15. Leaving said southerly right-of-way of Old Hickory Blvd. and with said Michael & Julia Driver Revocable Living Family Trust S 25deg39'03" W 329.86 feet to an iron pin set at an existing fence corner post; thence,

16. S 76deg41'09" E 266.43 feet to an iron pin set at an existing fence corner post on the westerly boundary of Seventh Day Adventist of record in Deed Book 9285, Page 320 R.O.D.C. TN; thence,

17. With said Seventh Day Adventist S 16deg 48'17" W 375.58 feet to an iron pin set at an existing fence corner post; thence,

18. S 81deg37'17" E 400.07 feet to an existing iron pin on the southerly boundary of William Pike & Marisa Barnes of record in Instrument Number 20180305-0020719 R.O.D.C. TN; thence,

19. With said southerly boundary of William Pike & Marisa Barnes S 81deg05'57" E 194.80 feet to an iron pin set on the westerly boundary of Vantage Pointe Subdivision, Section 1 of record in Instrument Number 20031017-0154221 R.O.D.C. TN; thence,

20. With the westerly boundary of Vantage Pointe Subdivision S 05deg55'56" W 422.99 feet to an existing railroad spike in tree root; thence,

21. Continuing with Vantage Pointe Subdivision, Section 1 and also Vantage Pointe Subdivision, Section 2 of record in Instrument Number 20060406-0040015 R.O.D.C. TN S 06deg15'05" W 738.04 feet to an existing iron pin at the northeasterly corner of Liberty Place Subdivision of record in Instrument Number 20070103-0001072 R.O.D.C. TN; thence,

22. With the northerly boundary of Liberty Place Subdivision N 83deg26'58" W 684.65 feet to an existing iron pin with aluminum cap; thence,

23. N 83deg24'39" W 62.46 feet to an existing iron pin with aluminum cap; thence,

24. N 83deg26'46" W 729.91 feet to the point of beginning.

Containing 2,440,589 square feet or 56.03 acres more or less.

Being the same property conveyed to Owen C. Bell and Marla Bell, husband and wife, by Quitclaim Deed dated February 15, 2013 from Owen C. Bell and Marla Bell, sole partners in the Owen Bell Limited Partnership of record in Instrument No. 20130215-0015772, Register's Office for Davidson County, Tennessee. Pursuant to Order Granting Trustee's Motion for Summary Judgment filed July 13, 2018 of record in Instrument No. 20180713-0068030, Register's Office for Davidson County, Tennessee, title to subject property is vested in Owen Carl Bell, being one and the same as Owen C. Bell, and Marla Sue Bell, being one and the same as Marla Bell, as tenants in common. John C. McLemore, Trustee has full power and authority to sell pursuant to Order filed July 17, 2019 of record in Instrument No. 20190717-0069872, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 041 00 0 058 00.
2. Application for Greenbelt Assessment of record in Instrument No. 20140107-0001835, Register's Office for Davidson County, Tennessee.
3. Subject to "roll-back taxes" for the statutory period if the land is converted to a use other than those stipulated in the provisions of T.C.A. § 67-5-1008.
4. Grant of Transmission Line Easement of record in Book 2862, page 332, Register's Office for Davidson County, Tennessee.
5. No insurance is afforded as to the exact amount of acreage contained in the property described herein.
6. Letter from the Metropolitan Government Department of Codes recorded in Book 5017, page 554, and Book 5970, page 554, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, GEORGE E. MUDTER JR., 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.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L THOMAS, a notary public for this county and state, GEORGE E. MUDTER JR., 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:

