PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

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:**
Stephanie A. Cox 1016 Graybar Lane Nashville, Tennessee 37204	New Owner	059 05 0 256.00

Karen Johnson Davidson County
Batch# 393027 DEEDWARR
04/29/2020 10:30:54 AM 2 pgs
Fees: $13.00 Taxes: $666.00
20200429-0044683

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

IN RE:	)	
	)	
Alice Bernice Arceneaux,	)	**BK No. 19-01212-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 Alice Bernice Arceneaux, hereby bargain, sell, and convey to Stephanie A. Cox, a married woman, all of my interest in the following-described property located in the Davidson County, State of Tennessee, and being more particularly described as follows, to-wit:

> Land in Davidson County, TN, Being Lot No. 261, on the Plan of Buena Vista Estates, Section 6, of record in Plat Book 4460, Page 85, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.
>
> Being the same property conveyed to Riley Arceneaux and Alice Arceneaux, Married, by Special Warranty Deed from The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset Backed Certificates, Series 2006-8, of record in Instrument Number 20121022-0096312, of the Register's Office of Davidson County, Tennessee, dated September 19, 2012 and recorded on October 22, 2012.
>
> Alice Bernice Arceneaux filed a chapter 11 bankruptcy petition, docket number 3:19-bk-01212, on February 28, 2019. Such case was converted to chapter 7 on August 14, 2019. Upon conversion, title was vested in Erica R. Johnson, Trustee, who then obtained a Bankruptcy Court Order to sell and convey title.
>
> Pursuant to Order for Bankruptcy Trustee to Sell Jointly Held Real Property entered in the case of *Riley Earl Arceneaux v. Alice Bernice Arceneaux*, Docket 18D-909, pending before the Third Circuit Court for Davidson County, Tennessee and Order Authorizing Sale of Real Property entered April 22, 2020 (Docket Entry 118 in Case 3:19-bk-01212), Erica R. Johnson, Trustee is also authorized to sell the interest of Riley Arceneaux in said property.
>
> Riley Earl Arceneaux and Riley Arceneaux are one of the same.
>
> Alice Bernice Arceneaux and Alice Arceneaux are one of the same.
>
> This is improved property known 3045 Sunnyview Drive, Nashville, Tennessee 37218.

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 Stephanie A. Cox, their successors and assigns forever. Grantor conveys said property pursuant to Expedited Motion to Sell Real Property (Docket Entry 111 in Case 3:19-bk-01212), sent to all creditors and parties in interest on April 8, 2020, and Order Authorizing Sale of Real Property entered by the Court on April 22, 2020 (Docket Entry 118 in Case 3:19-bk-01212).

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 27 day of April, 2020.

Erica R. Johnson, Trustee

STATE OF TENNESSEE)
) ss:
COUNTY OF WILLIAMSON)

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 27 day of April, 2020.

Notary Public

My Commission Expires: 3/28/22

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
) ss:
COUNTY OF WILLIAMSON)

THE ACTUAL CONSIDERATION or value, whichever is greater, for this transfer is $180,000.00.

Affiant

Subscribed and sworn to before me this 27 day of April, 2020.

Notary Public

My Commission Expires: 11/3/2020

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY