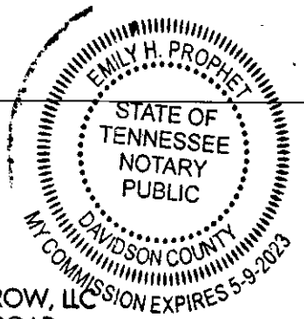


RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$155,000.00.**

Affiant

Subscribed and sworn to before me, this the 31 day of JULY, 2020.

Notary Public

My commission expires: 5.9.2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY	**MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY**	**060-02-0-145.00**
828 Royal Pkwy, Suite 204	**828 Royal Pkwy, Suite 204**	Karen Johnson Davidson County Batch# 448953 **DEEDWARR** 08/03/2020 11:50:11 AM 4 pgs Fees: $23.00 Taxes: $573.50 20200803-0085283
Nashville, TN 37214	**Nashville, TN 37214**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

DIANE WALKER, UNMARRIED

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot(s) 114, as shown on the map entitled Parkwood Estates, Section 1, of record in Book 2900, pages 119-120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to DIANE WALKER, by deed from DANNY L. HALL, DONNA H. SEAVER AND DONALD RYAN SCOTT, of record as Instrument No. 20031117-0167605, dated November 10, 2003, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 3104 Moorewood Drive, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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/our hand(s) this 30th day of JULY, 2020.

Diane Walker

DIANE WALKER

State of Tennessee)

County of Davidson)

On this 30th day of JULY, 2020, before me personally appeared, **DIANE WALKER**, to me known to be the persons described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be her free act and deed.

My Commission Expires: 5-9-2023 E Prophet

Notary Public

EMILY H. PROPHET
STATE OF TENNESSEE
NOTA

EXHIBIT A

Marian F. Harrison
US Bankruptcy Judge

Dated: 7/15/2020

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

IN RE:	CHAPTER:	13
DIANE MICHELLE WALKER	CASE NO.:	18-04447
SSN: XXX-XX-2436	JUDGE:	HARRISON
3104 MOOREWOOD DRIVE		
NASHVILLE, TN 37207		
Debtor.		

ORDER GRANTING DEBTOR'S MOTION TO SELL REAL ESTATE

THIS MATTER IS BEFORE THE COURT upon the Debtor's Motion to Sell Real Estate with notice of proposed action having been given to all necessary parties pursuant to Local Rule 9013-1. It appearing that no objection had been filed in writing within twenty-one (21) days of the filing of the proposed action, the Motion is GRANTED as follows:

1. Debtor shall be authorized to sell real property commonly known as 3104 Moorewood Drive, Nashville, TN 37207 for $155,000.00 pursuant to the Purchase and Sale Agreement.

2. Debtors shall pay off all liens associated with the property, along with closing costs. The Debtor shall remit to the Chapter 13 Trustee, PO Box 340019, Nashville, TN 37203, the amount of any net proceeds that exceed the homestead exemption of $5,000.00 for application to the Debtor's confirmed plan for the benefit of unsecured creditors.

3. This transaction shall be conditioned on the Debtor providing the final HUD-1 Settlement Statement to the Trustee once the sale has taken place.

4. Counsel for the Debtors shall file an Application for Fees for services provided to the Debtor related to the filing of this Motion to be paid through the Debtor's plan by the Chapter 13 Trustee.

IT IS SO ORDERED.

THIS ORDER WAS SIGNED AND ENTERED ELECTRONICALLY AS INDICATED AT THE TOP OF THE FIRST PAGE.

APPROVED FOR ENTRY:

/s/ Jodie Thresher
Jodie Thresher
Attorney for Debtor(s)
1222 16th Avenue South, Suite 12
Nashville, TN 37212
(615) 242-3996 (telephone)
(615) 242-2003 (facsimile)
notice@rothschildbklaw.com

This Order has been electronically signed. The Judge's signature and Court's seal appear at the top of the first page.
United States Bankruptcy Court.