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:**
RK Junior Contracting Services, LLC 555 Marriott Drive, Suite 315 Nashville, Tennessee 37214	New Owner	Map 043-13-0-A-0 Parcels 089.00 CO thru 142.00 CO

Karen Johnson Davidson County
Batch# 468347 **DEEDTRS**
09/02/2020 10:03:32 AM 2 pgs
Fees: $13.00 Taxes: $1,147.00
20200902-0099686

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 RK Junior Contracting Services, 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 located and lying in the First Civil District, Nashville, Davidson County, Tennessee, being more particularly described as follows:

Being Units 1 through 14 in Building 8, Units 1 through 8 in Building 9, Units 1 through 24 in Building 10, and Units 1 through 8 in Building 11, also being described as Apartment Unit Numbers, 8-1, 8-2, 8-4, 8-5, 8-6, 8-7, 8-8, 8-9, 8-10, 8-11, 8=12, 8-13, 8-14, 9-1, 9-2, 9-3, 9-4, 9-5, 9-6, 9-7, 9-8, 10-1 10-2, 10-3, 10-4, 10-5, 10-6, 10-7, 10-8, 10-9, 10-11, 10-12, 10-13, 10-14, 10-15, 10-16, 10-17, 10-18, 10-19, 10-20-10-21, 10-22, 10-23, 10-24, 11-1, 11-2, 11-3, 11-4, 11-5, 11-6, 11-7 and 11-8 of Robin Hood Condominium created under Title 64, Section 2701, et seq, as amended, modified as Section 66-27-101, et seq., Tennessee Code Annotated, and as established by a Master Deed of record in Book 5388, page 524, Register's Office for said County, reference to which is hereby made, as amended by Amendment to Master Deed for Robin Hood Condominium, recorded in Book 11399, page 660, said Register's Office, and by a Supplemental Master Deed of record in Book 6569, page 149, said Register's Office. Reference is hereby made to the Supplemental Plat of Robin Hood Condominiums set forth as Exhibit A-1 of such Supplemental Master Deed for a more complete identification and description of such Units. Reference is also made to the Charter of Robin Hood Condominium Association, Inc., of record in Corporation Book Volume 47, page 1566, Office of the Secretary of State of Tennessee, and Book 5383, page 314, said Register's Office.

Being the same property conveyed to Garafola Properties, LLC by Warranty Deed from Scruggs Homes, LLC of record in Instrument No. 20160405-0032680, Register's Office for Davidson County, Tennessee, dated April 4, 2016 and recorded on April 5, 2016.

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 made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) Master Deed & By-laws of record in 5800, page 524, Book 6569, page 149 and amended in Book 11399, page 660, said Register's Office.

This is unimproved property known: 323 Forest Park Drive, Nashville, Tennessee 37115

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 RK Junior Contracting Services, LLC, its successors and assigns forever. Grantor conveys said property pursuant to Trustee's Motion to Sell Real Property filed September 20, 2019 (Docket Entry 230 in Case 3:18-bk-06361), sent to all creditors and parties in interest on September 20, 2019; Order Authorizing Sale of Real Property entered by the Court on October 15, 2019 (Docket Entry 232 in Case 3:18-bk-06361); Trustee's Motion for Approval of Addendum to Purchase and Sale Agreement filed February 12, 2020 (Docket Entry 235 in Case 3:18-bk-06361), sent to all creditors and parties in interest on February 12, 2020; and Order Approving Addendum to Purchase and Sale Agreement entered by the Court on March 9, 2020 (Docket Entry 238 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 31st day of August, 2020.

Erica R. Johnson, Trustee

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 31st day of August, 2020.

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 WILLIAMSON)

THE ACTUAL CONSIDERATION or value, whichever is greater, for this transfer is $310,000.00.

Erica R. Johnson Trustee

Affiant

Subscribed and sworn to before me this 31st day of August, 2020.

Kim Murray

Notary Public

My Commission Expires: 3/28/22

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY