

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

IN RE:)
)
TINA MARIE JONES,) Case No. 3:17-05623
) Chapter 11
Debtor-in-Possession.) Judge Randal S. Mashburn

THE DEADLINE FOR FILING A ~~TIMELY~~ RESPONSE IS DECEMBER 31, 2018
IF A RESPONSE IS TIMELY FILED, THE HEARING WILL BE 9:00 A.M., JANUARY 8, 2019
COURTROOM ONE, CUSTOMS HOUSE, 701 BROADWAY, NASHVILLE, TN 37203

MOTION FOR THE SALE OF REAL PROPERTY PURSUANT TO 11 U.S.C. § 363
AND FED. R. BANKR. P. 6004

Debtor has asked the Court for the following relief: **Entry Of An Order Approving Debtor's Motion To Sell Real Estate**

YOUR RIGHTS MAY BE AFFECTED. If you do not want the court to grant the attached motion by entering the attached order, or if you want the court to consider your views on the motion, then on or before December 31, 2018 you or your attorney must:

1. File with the Court your written response or objection explaining your position. Please note: the Bankruptcy Court for the Middle District of Tennessee requires electronic filing. Any response or objection you wish to file must be submitted electronically. To file electronically, you or your attorney must go to the court website and follow the instructions at:
<<https://ecf.tnmb.uscourts.gov>>.

If you need assistance with Electronic filing you may call the Bankruptcy Court at (615) 736-5584. You may also visit the Bankruptcy Court in person at: 701 Broadway, 1st Floor, Nashville, TN (Monday - Friday, 8:00 A.M. - 4:00 P.M.)

2. Your response must state the deadline for filing responses, the date of the scheduled hearing, and the document to which you are responding.

If a response is filed before the deadline stated above, the hearing will be held at the time and place indicated above. **THERE WILL BE NO FURTHER NOTICE OF THE HEARING DATE.** You may check whether a timely response has been filed by viewing the case on the court's website at <<https://ecf.tnmb.uscourts.gov>>.

If you or your attorney do not take these steps, the Court may decide that you do not oppose the relief sought in the motion and may enter an order granting the relief.

/S/ STEVEN L. LEFKOVITZ
Steven L. Lefkovitz, No. 5953
Attorney for Debtor
618 Church Street, Suite 410
Nashville, Tennessee 37219
Phone: (615) 256-8300
Fax: (615) 255-4516
Email: slefkovitz@lefkovitz.com

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

IN RE:)	
)	
TINA MARIE JONES,)	Case No. 317-05623
)	Chapter 11
Debtor-in-Possession.)	Judge Randal S. Mashburn

**MOTION FOR THE SALE OF REAL PROPERTY PURSUANT TO 11 U.S.C. § 363 AND
6004 WITH NOTICE PURSUANT TO RULE 9013-1, LBR**

Tina M. Jones, (“Debtor”), as Debtor-in-Possession, in the above captioned Chapter 11 case, pursuant to Section 363 of Title 11, United States Code (the “Bankruptcy Code”), and Rules 2002 and 6004 of the Federal Rules of Bankruptcy Procedure (the “Bankruptcy Rules”) moves the Court for entry of an order approving the sale of real property located at 3200 Manchester Hwy, Murfreesboro, TN, consisting of her residence and approximately 34.84 acres, more or less, designated as Parcel/Tax ID 126 01300 in the property assessor’s office for Rutherford County, Tennessee (the “Property”). The purchaser of the property is TennMO Properties, LLC, and Tennessee limited liability company (the “Purchaser”). Debtor and Purchaser entered into the contract for the purchase and sale of the Property (the “Purchase Agreement”) on December 3, 2018 (the Effective Date). A copy of the Purchase Agreement is attached as “Exhibit A.”

In support of this motion the Debtor states as follows:

JURISDICTION

1. This Court has jurisdiction to consider this matter pursuant to 28 U.S.C. §§ 157 and 1334.

This is a core proceeding pursuant to 28 U.S.C. § 157(b). Venue is proper before this Court pursuant to 28 U.S.C. §§ 1408 and 1409.

BACKGROUND

2. Debtor filed a petition for relief under Chapter 11 of Title 11 of the United States Code on August 17, 2017 (the Petition Date). The Debtor is authorized to continue to manage her property as debtor-in-possession pursuant to Sections 1107(a) and 1108 of the Bankruptcy Code. No trustee, examiner, or statutory creditors' committee has been appointed in this Chapter 11 case.

3. Debtor scheduled in her bankruptcy filing a house and 34.84 acres. It was and is the intention of the Debtor to sell this property and to pay the creditors of the estate to the extent possible.

4. This property has been the subject of three previous Sale Motions each approved by the Court. The approved Sale Contracts each had contingencies which allowed the purchaser to terminate the contracts. The Debtor is currently attempting to try for a 4th time to sell this piece of property and pay back more to the creditors in the case than they would receive through a foreclosure sale and generate funds to fund a repayment to her unsecured creditors.

RELIEF REQUESTED BY THIS MOTION

5. By this Motion, the Debtor seeks entry of an Order setting a hearing to consider authorization and approval of the sale to be closed on or before January 31, 2019, with an objection deadline of December 31st, 2018. Additionally, any competing bids should be presented to the Debtor on or before **4:00 p.m. (prevailing Central Time) on or before December 31, 2018** as described in the Bidding Procedures. Exercising Debtor's best business judgement the Debtor may select the bid best suited for the benefit of the Creditors and the

Debtor.

If objection to this motion is filed and then following the hearing on January 8th, 2019 the Debtor will request entry of an Order (the “Sales Order”) pursuant to 11 U.S.C. §§ 363 (b) (f) and (m) and Fed R. Bankr. P. 6004 approving among other things the sale by the Debtor and to Purchaser free and clear of liens, claims, encumbrances and other interest (the “363 Transaction”).

THE ASSET PURCHASE AGREEMENT

6. Subject to approval and submission of any higher or better offers, the Debtor has reached an agreement with TennMo Properties, LLC (“Purchaser”) as embodied in the proposed Purchase and Sale Agreement. The Purchase and Sale Agreement is the result of extensive, arm’s-length negotiations between the parties.

7. The 363 Transaction, as embodied in the Purchase Agreement contemplates that substantially all of the Debtor’s assets, specifically 34.84 acres and a house, located at 3200 Manchester Hwy, Murfreesboro, TN will be sold and transferred to the Purchaser.

8. The purchase price for the property is One Million, Two Hundred Thousand Dollars (\$1,200,000.00) cash at closing. There will be no real estate brokerage fee paid by the Seller or the Purchaser.

SALE OF THE PURCHASED ASSETS

9. In accordance with Bankruptcy Rule 6004 (f)(1), sales of property outside the ordinary course of business may be by private sale or public auction. Debtor has received various offers of purchase within the bankruptcy and this offer is approximately the present value of the property considering the existing circumstances.

10. Section 363(b)(1) provides, in pertinent part, that the “Trustee, after notice and a

hearing may use, sell, or lease, other than in the ordinary course of business, property of the estate.
11 U.S.C. § 363(b)(1).

11. It is well established that a Chapter 11 debtor may sell all or substantially all of its assets pursuant to Section 363(b) prior to confirmation of a Chapter 11 Plan. See Consumer News and Business Channel Partnership v Financial News Network, Inc. 980 F 2d 165, 169 (2d Cir. 1992), quoting with approval In re: Lionel Corp. 722 F 2d 1063, 1069 (2d Cir. 1983), stating:

“(f)irst and foremost is the notion that a bankruptcy judge must not be shackled with unnecessarily rigid rules when exercising the undoubtedly broad administrative power granted him under the (Bankruptcy) Code.”

12. This motion requests approval of a sales transaction that represents the Debtor’s best efforts to satisfy her creditors.

THIS SALE MUST BE FREE AND CLEAR OF LIENS, CLAIMS, ENCUMBRANCES, AND INTEREST

13. It is appropriate the property be sold free and clear of liens, claims, encumbrances, and interest pursuant to 11 U.S.C. § 363(f). Section 363(f) of the Bankruptcy Code provides:

The Trustee may sell property under subsection (b) or (c) of this section free and clear of any interest in such property of an entity other than the estate, only if:

- (1) applicable non-bankruptcy law permits sale of such property free and clear of such interest;
- (2) such entity consents;
- (3) such interest is a lien and the price at which such property is sold is greater than the aggregate value of all liens on such property;
- (4) such interest is in a bona fide dispute; or
- (5) such entity could be compelled, in a legal or equitable proceeding to accept a money satisfaction of such interest.

11 U.S.C. § 363(f).

14. To facilitate the sale of the Property, it is necessary to authorize the sale of the Property free and clear of any and all liens, claims, encumbrances, or interests, with any such liens, claims, encumbrances, or interests to transfer to and attach to the net proceeds of the sale with the same rights and priorities therein. A search of the title of the Property discloses a number of liens have been filed against the Property. A detailed listing of the monetary liens is attached hereto as “Exhibit B.”

All of the liens, claims, encumbrances, and interest held by creditors are satisfied by at least one of the five conditions set forth in Section 363(f), and any such liens, claims, encumbrances, and interests will be adequately protected by transfer to and attachment to the net proceeds of the sale of the Property, subject to any claims and defenses the Debtor may possess with respect thereto.

15. Particularly relevant to Debtor’s fact pattern is 363(f)(1).

Debtor is able to satisfy 363(f)(1) as applicable non-bankruptcy law permits sale free and clear. Under Tennessee law by foreclosure, junior lienholders may be relegated to unsecured status. Additionally, court appointed receivers by Court Order may accord junior lienholders unsecured status. See for example *In re Sumner Regional Health Systems, Inc.*, Case No. 310-04766 (M.D. TN J. Harrison) June 17, 2010; *In re Matter of Spanish Peaks Holding II, LLC* 872 F3d 892 (C.A. 9) July 13, 2017.

16. The terms and provisions of the Purchase Agreement were negotiated by the Debtor and Purchaser at arm’s length, without collusion, and in good faith. The Agreement provides fair consideration for the Property. The Purchaser holds no interests in the Debtor, however the Purchaser is currently the second mortgage holder against the Property, and as such is

NOT a disinterested party, however the Debtor believes that this sale is fair and the proposed purchase price reflects the current market price of the property AS IS.

WHEREFORE, Debtor moves entry of an Order for the Sale of Real Property as outlined above.

Respectfully submitted,

/S/ STEVEN L. LEFKOVITZ
Steven L. Lefkovitz, No. 5953
Attorney for Debtor
618 Church Street, Suite 410
Nashville, Tennessee 37219
Phone: (615) 256-8300
Fax: (615) 255-4516
Email: slefkovitz@lefkovitz.com

Attorney for Debtor-in-Possession

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing Motion For The Sale Of Real Property has been transmitted to Megan Seliber, Trial Attorney, United States Trustee Office, 318 Customs House, 701 Broadway, Nashville, TN 37203; to all attorneys having entering appearances and mailed first class, postage prepaid to all creditors and parties in interest on the matrix of record in the case, and to all person and entities listed as lien holders on Exhibit B on this the this 10th day of December, 2018.

/s/ Steven L. Lefkowitz
Steven L. Lefkowitz

PURCHASE AND SALE AGREEMENT FOR REAL ESTATE

THIS PURCHASE AND SALE AGREEMENT FOR SALE OF REAL ESTATE (the "Contract") made this 6th day of December, 2018 by and between **Tina Jones** hereinafter called the "Seller", and **TennMo Properties, LLC**, a Tennessee limited liability company, hereinafter called the "Buyer".

WITNESSETH:

That the Buyer herewith deposits, within three (3) business days of Effective Date, with Middle Tennessee Title, Inc the sum of TEN THOUSAND DOLLARS (\$ 10,000.00) as earnest money to constitute part payment of the Purchase Price. Purchaser acknowledges Seller has filed for petition of Bankruptcy relief in the United States Bankruptcy Court for Middle District of Tennessee (the "Bankruptcy Court"), that the property is included in the Seller's bankruptcy estate, and that a sale of the Property is subject to the approval of the Bankruptcy Court after notice and hearing. Notwithstanding the foregoing or any provision herein to the contrary, in the event that the Bankruptcy Court rejects or otherwise fails to approve this Agreement by the Closing Date, Purchaser may, upon payment of one hundred dollars (\$100.00) to Seller, terminate this Agreement and receive the Earnest Money from the Escrow Agent and neither party shall thereafter have any further rights, duties, liabilities or obligations under this agreement except as expressly set forth herein. The Seller, in consideration of the earnest money deposited, has this day sold, and does hereby agree to convey at closing, all Seller's right, title, estate and interest in and to the Property, which shall constitute fee simple ownership of the entire property and all rights thereto. good, marketable and insurable title to the Land, free of all liens, subject only to such exceptions as are approved by the Buyer, by a good and valid warranty deed to said Buyer, or to such person he may in writing direct, the following described real estate: **3200 Manchester Pike, Murfreesboro, TN** and designated as Parcel/Tax ID 126 01300 in the property assessor's office for Rutherford County, Tennessee (the "Property"). A full legal description will follow.

1. CONSIDERATION AND TERMS: Buyer agrees to purchase the Property and pay therefore the sum of ONE MILLION TWO HUNDRED THOUSAND DOLLARS AND NO/100 (\$1,200,000.00) (the "Purchase Price") pursuant to the following terms:

- a. The offer being made by the Buyer's delivery of this Agreement is open for acceptance until 9:00 p.m. on the 7th day of December 2018, and if not accepted by Seller and returned to the Buyer by that time, this offer shall, at Buyer's option, be of no further force or effect. The "Effective Date" of this Agreement shall be the latest date upon which Buyer or Seller executes the Contract.
- b. Taxes for current year shall be prorated. Back Taxes and Roll Back Taxes, if any, shall be paid by Seller.
- c. Prorations to be made as of date of closing.
- d. The sale shall be closed on or before January 31, 2019.
- e. The closing shall be held and conducted at Middle Tennessee Title, Inc. (herein referred to as "Title Company") or at a place mutually agreed.
- f. Possession will be given with deed. Seller shall be authorized to remain in possession of the Property for One Hundred Twenty (120) days after the Closing Date.
- g. Conveyance subject to existing restrictions and/or zoning ordinances and easements as of record, all being subject to approval by Buyer.
- h. Title Company shall provide Title Insurance to Buyer through Old Republic, Stewart or Chicago title insurance companies. Cost of Title Insurance shall be paid by the Buyer.
- i. Seller to bear risk of hazard loss through date of deed.

PURCHASE AND SALE AGREEMENT FOR REAL ESTATE

j. Buyer shall pay for Buyer's closing costs and Seller shall pay for Seller's closing costs. Seller shall pay for clearing any and all monetary liens on the Property.

2. MISCELLANEOUS CONDITIONS:

- a. Buyer shall have until January 10, 2019 to complete due diligence, if Buyer is not happy for any reason or no reason whatsoever, then Buyer is not considered in breach of contract and does not lose the earnest money deposit. On January 10, 2019, before 5:00 PM Central Time, unless the Buyer specifically requests a return of the Earnest Money or has cancelled or voided this Contract, the earnest money becomes non-refundable. On or before January 10, 2019, Buyer shall provide to Seller, written or electronic notification of Buyer's decision to cancel contract or to purchase Property as set forth herein.
- b. Buyer acknowledges the Property is being sold "As Is" with no warranties other than to title, set forth in the deed. Buyer is purchasing real property only. Buyer is not assuming any debt of Seller or any prior owners of the Property.

3. BREACH OF CONTRACT BY BUYER: Seller's sole remedy in the case of default by Buyer shall be to receive the earnest money deposit as liquidated damages, and not as a penalty, in full satisfaction of any claim against the Buyer or any other party, and agrees that said amount is a reasonable forecast of just compensation for the damages that may be caused Seller as a result of Buyer's default.

4. BREACH OF CONTRACT BY SELLER: If this agreement be breached by Seller or if the Seller fails for any reason to complete sale of said property in accordance with the terms set forth above, the Seller shall be liable for damages as set forth below and reasonable attorney's fees and costs. In the event of Seller default, the earnest money herewith deposited by the Buyer shall be returned to the Buyer and the Seller. The Buyer may sue for specific performance of this agreement or for damages or both. It is understood between the parties to this Contract, the Seller is under the obligations and duties as directed by the Bankruptcy Court and Seller is not liable for any damages incurred by reason of the order of the Bankruptcy Court.

5. ENTIRE AGREEMENT: It is expressly understood and agreed that this instrument contains the entire agreement between the parties and that, except as herein noted, there are no oral or collateral conditions, agreements or representation, all such having been incorporated and resolved into this agreement. Unless otherwise specified herein, this property is purchased "as is" and neither Seller nor agent makes or implies any warranties as to the condition of the premises.

6. TITLE: At closing, Seller shall deliver a good and sufficient deed in form acceptable to Buyer and title company, conveying to Buyer fee simple, absolute title in and to the Property, free and clear of all liens, claims and encumbrances, other than property taxes, during which shall be prorated at Closing. The Property shall be sold "As Is" with no warranties other than as to title, as set forth in the deed.

7. STALKING HORSE PROTECTION: Not less than fourteen (14) days after effective date, Seller shall file a motion in the Bankruptcy Court seeking the Bankruptcy Court's approval of this Agreement. Buyer understands that the process for bankruptcy court approval may include the opportunity for competing bids to be entertained in order to maximize the return to Seller's bankruptcy estate, and in that regard Buyer acts as a "Stalking Horse". The parties agree that the Buyer should be entitled to protections as a stalking horse. In recognition of the fees and expenses Buyer has and will incur in conjunction with this agreement, and in further recognition of the value of Buyer setting the floor for the terms of transfer of the Property and laying the ground work for other potential bids, Seller agrees Buyer

PURCHASE AND SALE AGREEMENT FOR REAL ESTATE

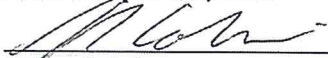
shall receive a payment of \$10,000.00 plus reasonable expenses, if a separate bid for the property is received and ultimately accepted and approved under the procedures to be set forth in Seller's motion in the bankruptcy court, which payment shall be treated as an administrative expense of Seller's bankruptcy estate and paid from the first proceeds of the closing of the transfer of the property. In addition, if another bid is accepted and approved, the earnest money shall be returned to Buyer. Except as ordered by the Bankruptcy Court, until the earlier to occur of termination of this agreement or the Closing Date, Seller and Seller's agents shall cease to market the property and shall refrain from solicitation of back up offers and any discussion and/or negotiation.

8. **TIME IS OF THE ESSENCE:** Time is of the essence of this contract and all of the conditions hereof.

9. **COMMISSION:** Not Applicable as there are no real estate agents or brokers involved.

Witness our hands this the day and year stated.

Buyer: TennMo Properties, LLC

By: 
Mike Colvin

Date: 12-07-2018

Its: Member/Manager

Seller: 
Tina Jones

Date: 12-7-18

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

IN RE:)	
)	
TINA MARIE JONES,)	Case No. 317-05623
)	Chapter 11
Debtor-in-Possession.)	Judge Randal S. Mashburn

**PROPOSED ORDER GRANTING DEBTOR'S MOTION TO SELL FREE AND CLEAR
OF LIENS**

This matter is before the Court upon the Motion of the Debtor to sell real estate located at 3200 Manchester Hwy, Murfreesboro, TN as described in the Purchase and Sale Agreement attached to the Motion to Sell between the Debtor and TennMO Properties, LLC..

Pursuant to the Certificate of Service filed by Debtor's Counsel, notice was provided to all creditors and parties in interest, specifically including, all creditors purporting to hold a Lien against the referenced property.

No objections have been filed to the Motion.

Accordingly, it is Ordered that the above property shall be sold free and clear of any and all liens, claims, encumbrances and interest with any such liens, claims, encumbrances, or interest to transfer to and attach to the proceeds of the sale with the same rights and priorities therein.

Distribution of the Proceeds of the sale shall be only by specific Order of the Court. 11 U.S.C. § 363(m) is applicable to this Order.

It is so ORDERED.

This order was signed and entered electronically as indicated at the top of the first page.

Submitted for Entry:

/S/ STEVEN L. LEFKOVITZ

Steven L. Lefkovitz, No. 5953

Attorney for Debtor

618 Church Street, Suite 410

Nashville, Tennessee 37219

Phone: (615) 256-8300

Fax: (615) 255-4516

Email: slefkovitz@lefkovitz.com

Attorney for Debtor-in-Possession

del Matrix for local noticing
50-3
se 3:17-bk-05623
DDLE DISTRICT OF TENNESSEE
shville
i Dec 7 12:38:58 CST 2018

American Express National Bank
c/o Becket and Lee LLP
PO Box 3001
Malvern, PA 19355-0701

FARM CREDIT MID-AMERICA, FLCA
710 HENSLEE DRIVE
ATTN: SAU
DICKSON, TN 37055-1213

P Capital, LLC
o E. Jerome Melson
o S. Gay Street
ite 2300
oxville, TN 37902-1861

RELIANT BANK
1736 Carothers Parkway, Ste 100
Brentwood, TN 37027-8167

701 Broadway Room 170
Nashville, TN 37203-3979

FY OF MURFREESBORO - LEGAL DEPT.
O. BOX 1044
RFREESBORO, TN 37133-1044

Capital One Bank (USA), N.A.
PO Box 71083
Charlotte, NC 28272-1083

Carol Landlau
720 E. Burton Street
Murfreeseboro TN 37130-3018

attanooga Orthopedic Group/DLanham
15 McCallie Avenue
attanooga, TN 37404-3300

Christopher G. Holder, Esq.
503 N. Maple St.
Murfreeseboro TN 37130-2833

City of Murfreeseboro
P. O. Box 1139
Murfreeseboro TN 37133-1139

rm Credit Mid-America, FLCA
o Henslee Drive
ckson, TN 37055-1213

Farm Credit Services of Mid-America
815 S. Church Street, Ste 100
Murfreeseboro TN 37130-4918

First Horizon Home Loans Corp.
165 Madison
Memphis TN 38103-2723

ank M. Fly, Esquire
O. Box 398
rfreeseboro TN 37133-0398

G. Rhea Bucy
150 Third Avenue South
Suite 1700
Nashville, TN 37201-2041

Huddleston-Steele Engineering, Inc.
2115 N.W. Broad Street
Murfreeseboro TN 37129-3236

)INTERNAL REVENUE SERVICE
NTRALIZED INSOLVENCY OPERATIONS
BOX 7346
ILADELPHIA PA 19101-7346

Jack E. Gritton, Esquire
752 S. Churc Street
Murfreeseboro TN 37130-4926

Jason King, Esquire
503 North Maple Street
Murfreeseboro TN 37130-2833

well M. Hale
46 Sparta Street
Minnville TN 37110-1353

Ragan-Smith Associates Inc.
315 Woodland Street
Nashville TN 37206-4222

Reliant Bank
1736 Carothers Parkway
Brentwood TN 37027-8167

therford County Trustee
O. Box 1316
rfreeseboro TN 37133-1316

Sumner R. Bouldin, Esquire
103 N. Maple Street
P. O. Box 811
Murfreeseboro TN 37133-0811

US TRUSTEE +
OFFICE OF THE UNITED STATES TRUSTEE
701 BROADWAY STE 318
NASHVILLE, TN 37203-3966

ited States Trustee
8 Customs House
l Broadway
shville TN 37203-3934

PAUL E. JENNINGS +
PAUL E. JENNINGS LAW OFFICES, P.C.
805 SOUTH CHURCH STREET SUITE 3
MURFREESBORO, TN 37130-4916

Tina Marie Jones
3200 Manchester Hwy
Murfreeseboro, TN 37127-7707

ASST U S ATTORNE INTERNAL REVENUE SERVIC
9TH AVENUE, SUITE A-961
SHVILLE, TN 37203-3870

The preferred mailing address (p) above has been substituted for the following entity/entities as so specified
by said entity/entities in a Notice of Address filed pursuant to 11 U.S.C. 342(f) and Fed.R.Bank.P. 2002 (g)(4).

Internal Revenue Service
Dept of Treasury
P.O. Box 249
Memphis TN 38101-0249

The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address.

American Express National Bank
Becket and Lee LLP
Box 3001
Llvern PA 19355-0701

(d)Jewell M. Hale
2546 Sparta Street
McMinnville, TN 37110-1353

End of Label Matrix	
Mailable recipients	30
Bypassed recipients	2
Total	32

EXHIBIT B

TINA MARIE JONES
3200 MANCHESTER HWY
MURFREESBORO TN 37127

Steven L. Lefkovitz

CAROL LANDLAU
720 E. BURTON STREET
MURFREESBORO TN 37130

CHRISTOPHER G. HOLDER, ESQ.
503 N. MAPLE ST.
MURFREESBORO TN 37130

CITY OF MURFREESBORO
P. O. BOX 1139
MURFREESBORO TN 37133

FARM CREDIT SERVICES OF MID-AMERICA
815 S. CHURCH STREET, STE 100
MURFREESBORO TN 37130

FIRST HORIZON HOME LOANS CORP.
165 MADISON
MEMPHIS TN 38103

FRANK M. FLY, ESQUIRE
P. O. BOX 398
MURFREESBORO TN 37133-0398

HUDDLESTON -STEELE ENGINEERING, INC.
2115 N.W. BROAD STREET
MURFREESBORO TN 37129

INTERNAL REVENUE SERVICE
DEPT OF TREASURY
P. O. BOX 249
MEMPHIS TN 38101-0249

JACK E. GRITTON, ESQUIRE
752 S. CHURC STREET
MURFREESBORO TN 37130

JASON KING, ESQUIRE
503 NORTH MAPLE STREET
MURFREESBORO TN 37130

JEWELL M. HALE
2546 SPARTA STREET
MCMINNVILLE TN 37110

JOSEPH J. JENSEN, ESQUIRE
P. O. BOX 682305
FRANKLIN TN 37068-2305

LVNV FUNDING
C/O SHON LEVERETT
2401 STANLEY GAULT PKWY
LOUISVILLE KY 40223

LHP CAPITAL LLC
900 S GAY ST
#2000
KNOXVILLE TN 37902

MEGAN SELIBER, TRIAL ATTORNEY
OFFICE OF THE UNITED STATES TRUSTEE
318 CUSTOMS HOUSE, 701 BROADWAY
NASHVILLE TN 37203

MIDLAND FUNDING LLC AS ASSIGNEE OF DELL FINANCIAL SERVICES
C/O MANN BRACKEN, LLC
209 10TH AVENUE SOUTH, SUITE 532
NASHVILLE, TN 37203

RAGAN-SMITH ASSOCIATES INC.
315 WOODLAND STREET
NASHVILLE TN 37206

RELIANT BANK
1736 CAROTHERS PARKWAY
BRENTWOOD TN 37027

RUTHERFORD COUNTY TRUSTEE
P. O. BOX 1316
MURFREESBORO TN 37133

SUMNER R. BOULDIN, ESQUIRE
103 N. MAPLE STREET
P. O. BOX 811
MURFREESBORO TN 37133-0811

SUNTRUST BANK
C/O JOHN CHEADLE
2404 CRESTMOOR ROAD
NASHVILLE TN 37215

SR & J REAL ESTATE LLC
2206 SPEDALE COURT
SUITE 6
SPRING HILL TN 37174

TennMo Properties, LLC
1302 HONEYWOOD PL
MURFREESBORO, TN 37130-1106

oel Matrix for local noticing
50-3
se 3:17-bk-05623
DLE DISTRICT OF TENNESSEE
shville
i Dec 7 12:38:58 CST 2018

American Express National Bank
c/o Becket and Lee LLP
PO Box 3001
Malvern, PA 19355-0701

FARM CREDIT MID-AMERICA, FLCA
710 HENSLEE DRIVE
ATTN: SAU
DICKSON, TN 37055-1213

P Capital, LLC
o E. Jerome Melson
o S. Gay Street
ite 2300
oxville, TN 37902-1861

RELIANT BANK
1736 Carothers Parkway, Ste 100
Brentwood, TN 37027-8167

701. Broadway Room 170
Nashville, TN 37203-3979

Y OF MURFREESBORO - LEGAL DEPT.
O. BOX 1044
RFREESBORO, TN 37133-1044

Capital One Bank (USA), N.A.
PO Box 71083
Charlotte, NC 28272-1083

Carol Landlau
720 E. Burton Street
Murfreeseboro TN 37130-3018

attanooga Orthopedic Group/DLanham
15 McCallie Avenue
attanooga, TN 37404-3300

Christopher G. Holder, Esq.
503 N. Maple St.
Murfreeseboro TN 37130-2833

City of Murfreeseboro
P. O. Box 1139
Murfreeseboro TN 37133-1139

rm Credit Mid-America, FLCA
o Henslee Drive
ckson, TN 37055-1213

Farm Credit Services of Mid-America
815 S. Church Street, Ste 100
Murfreeseboro TN 37130-4918

First Horizon Home Loans Corp.
165 Madison
Memphis TN 38103-2723

ank M. Fly, Esquire
O. Box 398
rfreeseboro TN 37133-0398

G. Rhea Bucy
150 Third Avenue South
Suite 1700
Nashville, TN 37201-2041

Huddleston-Steele Engineering, Inc.
2115 N.W. Broad Street
Murfreeseboro TN 37129-3236

)INTERNAL REVENUE SERVICE
NTRALIZED INSOLVENCY OPERATIONS
BOX 7346
ILADELPHIA PA 19101-7346

Jack E. Gritton, Esquire
752 S. Churc Street
Murfreeseboro TN 37130-4926

Jason King, Esquire
503 North Maple Street
Murfreeseboro TN 37130-2833

well M. Hale
46 Sparta Street
Minnville TN 37110-1353

Ragan-Smith Associates Inc.
315 Woodland Street
Nashville TN 37206-4222

Reliant Bank
1736 Carothers Parkway
Brentwood TN 37027-8167

therford County Trustee
O. Box 1316
rfreeseboro TN 37133-1316

Sumner R. Bouldin, Esquire
103 N. Maple Street
P. O. Box 811
Murfreeseboro TN 37133-0811

US TRUSTEE +
OFFICE OF THE UNITED STATES TRUSTEE
701 BROADWAY STE 318
NASHVILLE, TN 37203-3966

ited States Trustee
B Customs House
l Broadway
shville TN 37203-3934

PAUL E. JENNINGS +
PAUL E. JENNINGS LAW OFFICES, P.C.
805 SOUTH CHURCH STREET SUITE 3
MURFREESBORO, TN 37130-4916

Tina Marie Jones
3200 Manchester Hwy
Murfreeseboro, TN 37127-7707

ASST U S ATTORNE INTERNAL REVENUE SERVIC
9TH AVENUE, SUITE A-961
SHVILLE, TN 37203-3870

The preferred mailing address (p) above has been substituted for the following entity/entities as so specified
by said entity/entities in a Notice of Address filed pursuant to 11 U.S.C. 342(f) and Fed.R.Bank.P. 2002 (g)(4).

Internal Revenue Service
Dept of Treasury
P.O. Box 249
Memphis TN 38101-0249

The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address.

American Express National Bank
Becket and Lee LLP
Box 3001
Plymouth PA 19355-0701

(d)Jewell M. Hale
2546 Sparta Street
McMinnville, TN 37110-1353

End of Label Matrix	
Mailable recipients	30
Bypassed recipients	2
Total	32

EXHIBIT B

TINA MARIE JONES
3200 MANCHESTER HWY
MURFREESBORO TN 37127

Steven L. Lefkovitz

CAROL LANDLAU
720 E. BURTON STREET
MURFREESBORO TN 37130

CHRISTOPHER G. HOLDER, ESQ.
503 N. MAPLE ST.
MURFREESBORO TN 37130

CITY OF MURFREESBORO
P. O. BOX 1139
MURFREESBORO TN 37133

FARM CREDIT SERVICES OF MID-AMERICA
815 S. CHURCH STREET, STE 100
MURFREESBORO TN 37130

FIRST HORIZON HOME LOANS CORP.
165 MADISON
MEMPHIS TN 38103

FRANK M. FLY, ESQUIRE
P. O. BOX 398
MURFREESBORO TN 37133-0398

HUDDLESTON -STEELE ENGINEERING, INC.
2115 N.W. BROAD STREET
MURFREESBORO TN 37129

INTERNAL REVENUE SERVICE
DEPT OF TREASURY
P. O. BOX 249
MEMPHIS TN 38101-0249

JACK E. GRITTON, ESQUIRE
752 S. CHURC STREET
MURFREESBORO TN 37130

JASON KING, ESQUIRE
503 NORTH MAPLE STREET
MURFREESBORO TN 37130

JEWELL M. HALE
2546 SPARTA STREET
MCMINNVILLE TN 37110

JOSEPH J. JENSEN, ESQUIRE
P. O. BOX 682305
FRANKLIN TN 37068-2305

LVNV FUNDING
C/O SHON LEVERETT
2401 STANLEY GAULT PKWY
LOUISVILLE KY 40223

LHP CAPITAL LLC
900 S GAY ST
#2000
KNOXVILLE TN 37902

MEGAN SELIBER, TRIAL ATTORNEY
OFFICE OF THE UNITED STATES TRUSTEE
318 CUSTOMS HOUSE, 701 BROADWAY
NASHVILLE TN 37203

MIDLAND FUNDING LLC AS ASSIGNEE OF DELL FINANCIAL SERVICES
C/O MANN BRACKEN, LLC
209 10TH AVENUE SOUTH, SUITE 532
NASHVILLE, TN 37203

RAGAN-SMITH ASSOCIATES INC.
315 WOODLAND STREET
NASHVILLE TN 37206

RELIANT BANK
1736 CAROTHERS PARKWAY
BRENTWOOD TN 37027

RUTHERFORD COUNTY TRUSTEE
P. O. BOX 1316
MURFREESBORO TN 37133

SUMNER R. BOULDIN, ESQUIRE
103 N. MAPLE STREET
P. O. BOX 811
MURFREESBORO TN 37133-0811

SUNTRUST BANK
C/O JOHN CHEADLE
2404 CRESTMOOR ROAD
NASHVILLE TN 37215

SR & J REAL ESTATE LLC
2206 SPEDALE COURT
SUITE 6
SPRING HILL TN 37174

TennMo Properties, LLC
1302 HONEYWOOD PL
MURFREESBORO, TN 37130-1106