

Fill in this information to identify your case:

United States Bankruptcy Court for the:

WESTERN DISTRICT OF TENNESSEE

Case number (if known) Chapter 11

Check if this an amended filing

Official Form 201

Voluntary Petition for Non-Individuals Filing for Bankruptcy

4/16

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and case number (if known). For more information, a separate document, Instructions for Bankruptcy Forms for Non-Individuals, is available.

1. Debtor's name Rynard Properties Hilldale LP

2. All other names debtor used in the last 8 years DBA Hilldale Apartments

3. Debtor's federal Employer Identification Number (EIN) 20-8964079

4. Debtor's address Principal place of business Mailing address, if different from principal place of business Hilldale GP. LLC Attn: John Bartle 9114 Technology Drive Fishers, IN 46038

5. Debtor's website (URL)

6. Type of debtor Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP)) Partnership (excluding LLP) Other. Specify:

Debtor Rynard Properties Hilldale LP Case number (if known) _____
Name

7. Describe debtor's business

A. Check one:

- Health Care Business (as defined in 11 U.S.C. § 101(27A))
- Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
- Railroad (as defined in 11 U.S.C. § 101(44))
- Stockbroker (as defined in 11 U.S.C. § 101(53A))
- Commodity Broker (as defined in 11 U.S.C. § 101(6))
- Clearing Bank (as defined in 11 U.S.C. § 781(3))
- None of the above

B. Check all that apply

- Tax-exempt entity (as described in 26 U.S.C. §501)
- Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. §80a-3)
- Investment advisor (as defined in 15 U.S.C. §80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor.
See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.

8. Under which chapter of the Bankruptcy Code is the debtor filing?

Check one:

- Chapter 7
- Chapter 9

Chapter 11. Check all that apply:

- Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,566,050 (amount subject to adjustment on 4/01/19 and every 3 years after that).
- The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). If the debtor is a small business debtor, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if all of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- A plan is being filed with this petition.
- Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
- The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11 (Official Form 201A) with this form.
- The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

Chapter 12

9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?

- No.
- Yes.

If more than 2 cases, attach a separate list.

District _____	When _____	Case number _____
District _____	When _____	Case number _____

10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?

- No
- Yes.

List all cases. If more than 1, attach a separate list

Debtor _____	Relationship _____
District _____	When _____ Case number, if known _____

Debtor Rynard Properties Hilldale LP Case number (if known) _____
 Name

11. Why is the case filed in this district? *Check all that apply:*

Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.

A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?

No

Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.

Why does the property need immediate attention? *(Check all that apply.)*

It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.
 What is the hazard? _____

It needs to be physically secured or protected from the weather.

It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).

Other _____

Where is the property? _____
 Number, Street, City, State & ZIP Code

Is the property insured?

No

Yes. Insurance agency _____
 Contact name _____
 Phone _____

Statistical and administrative information

13. Debtor's estimation of available funds *Check one:*

Funds will be available for distribution to unsecured creditors.

After any administrative expenses are paid, no funds will be available to unsecured creditors.

14. Estimated number of creditors

<input checked="" type="checkbox"/> 1-49	<input type="checkbox"/> 1,000-5,000	<input type="checkbox"/> 25,001-50,000
<input type="checkbox"/> 50-99	<input type="checkbox"/> 5001-10,000	<input type="checkbox"/> 50,001-100,000
<input type="checkbox"/> 100-199	<input type="checkbox"/> 10,001-25,000	<input type="checkbox"/> More than 100,000
<input type="checkbox"/> 200-999		

15. Estimated Assets

<input type="checkbox"/> \$0 - \$50,000	<input checked="" type="checkbox"/> \$1,000,001 - \$10 million	<input type="checkbox"/> \$500,000,001 - \$1 billion
<input type="checkbox"/> \$50,001 - \$100,000	<input type="checkbox"/> \$10,000,001 - \$50 million	<input type="checkbox"/> \$1,000,000,001 - \$10 billion
<input type="checkbox"/> \$100,001 - \$500,000	<input type="checkbox"/> \$50,000,001 - \$100 million	<input type="checkbox"/> \$10,000,000,001 - \$50 billion
<input type="checkbox"/> \$500,001 - \$1 million	<input type="checkbox"/> \$100,000,001 - \$500 million	<input type="checkbox"/> More than \$50 billion

16. Estimated liabilities

<input type="checkbox"/> \$0 - \$50,000	<input checked="" type="checkbox"/> \$1,000,001 - \$10 million	<input type="checkbox"/> \$500,000,001 - \$1 billion
<input type="checkbox"/> \$50,001 - \$100,000	<input type="checkbox"/> \$10,000,001 - \$50 million	<input type="checkbox"/> \$1,000,000,001 - \$10 billion
<input type="checkbox"/> \$100,001 - \$500,000	<input type="checkbox"/> \$50,000,001 - \$100 million	<input type="checkbox"/> \$10,000,000,001 - \$50 billion
<input type="checkbox"/> \$500,001 - \$1 million	<input type="checkbox"/> \$100,000,001 - \$500 million	<input type="checkbox"/> More than \$50 billion

Debtor Rynard Properties Hilldale LP Case number (if known) _____
Name

Request for Relief, Declaration, and Signatures

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

17. Declaration and signature of authorized representative of debtor

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on December 7, 2016
MM / DD / YYYY

X /s/ John Bartle
Signature of authorized representative of debtor

Chief Restr. Off. & Sec. for GP, Hilldale
Title GP, LLC

John Bartle
Printed name

18. Signature of attorney **X /s/ Toni Campbell Parker**
Signature of attorney for debtor

Date **December 7, 2016**
MM / DD / YYYY

Toni Campbell Parker
Printed name

Law Office of Toni Campbell Parker
Firm name

615 Oakleaf Office Lane
Suite 201
Memphis, TN 38117
Number, Street, City, State & ZIP Code

Contact phone 901-683-0099 Email address tparker001@bellsouth.net

TN6984 MS4018
Bar number and State

Fill in this information to identify the case:

Debtor name Rynard Properties Hilldale LP

United States Bankruptcy Court for the: WESTERN DISTRICT OF TENNESSEE

Case number (if known): _____

Check if this is an amended filing

Official Form 204

Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders 12/15

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Tenn. Dept of Labor and Workforce Dev. Div of Empl. Security Benefit Charge Unit P.O. Box 24827 Nashville, TN 37202-4827		3500 Westline Dr. and 3491 Frayser Raleigh Rd., Memphis, TN 38128, 148 unit apartment complex and all fixtures thereon		Unknown	\$4,285,000.00	Unknown
Tennessee Housing Development Agency 404 James Robertson Pkwy. Nashville, TN 37243		3500 Westline Dr. and 3491 Frayser Raleigh Rd., Memphis, TN 38128, 148 unit apartment complex and all fixtures thereon		\$107,367.49	\$4,285,000.00	\$107,367.49
Wells Fargo Bank, N.A. attn: Corp. Trust Dept. 1 Independent Dr., Ste. 620 Jacksonville, FL 32202		3500 Westline Dr. and 3491 Frayser Raleigh Rd., Memphis, TN 38128, 148 unit apartment complex and all fixtures thereon		\$4,865,000.00	\$4,285,000.00	\$580,000.00

**United States Bankruptcy Court
Western District of Tennessee**

In re Rynard Properties Hilldale LP

Debtor(s)

Case No.
Chapter

11

LIST OF EQUITY SECURITY HOLDERS

Following is the list of the Debtor's equity security holders which is prepared in accordance with rule 1007(a)(3) for filing in this Chapter 11 Case

Name and last known address or place of business of holder	Security Class	Number of Securities	Kind of Interest
Hilldale GP, LLC 9114 Technology Drive Fishers, IN 46038	General Partner		.0001%
Renasant Bank Attn: Stuart Johnson, Asset Man. 209 Troy Street Tupelo, MS 38804	Limited Partner		.9999%

DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF CORPORATION OR PARTNERSHIP

I, the **Chief Restr. Off. & Sec. for GP, Hilldale GP, LLC** of the corporation named as the debtor in this case, declare under penalty of perjury that I have read the foregoing List of Equity Security Holders and that it is true and correct to the best of my information and belief.

Date December 7, 2016

Signature /s/ John Bartle
John Bartle

*Penalty for making a false statement of concealing property: Fine of up to \$500,000 or imprisonment for up to 5 years or both.
18 U.S.C. §§ 152 and 3571.*

Baker Donelson, Attn Spencer Clift
2000 First Tennessee Building
165 Madison Ave
Memphis, TN 38103

James E. Bailey, III
Butler Snow LLP
P.O. Box 171443
Memphis, TN 38187-1443

Renasant Bank
Attn: Stuart Johnson, Asset Man.
209 Troy Street
Tupelo, MS 38804

Tenn. Dept of Labor and Workforce Dev.
Div of Empl. Security
Benefit Charge Unit
P.O. Box 24827
Nashville, TN 37202-4827

Tennessee Housing Development Agency
404 James Robertson Pkwy.
Nashville, TN 37243

Wells Fargo Bank, N.A.
attn: Corp. Trust Dept.
1 Independent Dr., Ste. 620
Jacksonville, FL 32202

**United States Bankruptcy Court
Western District of Tennessee**

In re Rynard Properties Hilldale LP

Debtor(s)

Case No.

Chapter 11

CORPORATE OWNERSHIP STATEMENT (RULE 7007.1)

Pursuant to Federal Rule of Bankruptcy Procedure 7007.1 and to enable the Judges to evaluate possible disqualification or recusal, the undersigned counsel for Rynard Properties Hilldale LP in the above captioned action, certifies that the following is a (are) corporation(s), other than the debtor or a governmental unit, that directly or indirectly own(s) 10% or more of any class of the corporation's(s') equity interests, or states that there are no entities to report under FRBP 7007.1:

Renasant Bank
Attn: Stuart Johnson, Asset Man.
209 Troy Street
Tupelo, MS 38804

None [*Check if applicable*]

December 7, 2016

Date

/s/ Toni Campbell Parker

Toni Campbell Parker TN6984 MS4018

Signature of Attorney or Litigant

Counsel for **Rynard Properties Hilldale LP**

Law Office of Toni Campbell Parker

615 Oakleaf Office Lane

Suite 201

Memphis, TN 38117

901-683-0099 Fax:866-489-7938

tparker001@bellsouth.net