Davidson County DEEDWARRSP
Recvd: 12/05/12 10:14 5 pgs
Fees:28.00 Taxes:173.90
20121205-0111818

SPECIAL WARRANTY DEED

20121111834

MAIL RECORDED DEED TO:

ANTONIO CATALAN
ISAI ARAUJO-DELGADO
2813 B MOSSDALE DRIVE
NASHVILLE, TN 37217

OWNER (SEND TAX BILLS TO):

ANTONIO CATALAN
ISAI ARAUJO-DELGADO
2813 B MOSSDALE DRIVE
NASHVILLE, TN 37217

FOR AND IN CONSIDERATION OF THE SUM OF FORTY-SEVEN THOUSAND AND 00/100 Dollars ($47,000.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, NEWPORT CAPITAL DISTRESSED SUBSIDIARY, LLC, a California limited liability company (herein, "Grantor"), whose address is 15 Corporate Plaza Ste 110, Newport Beach, CA 92660, hereby sells, transfers and conveys to ANTONIO CATALAN and ISAI ARAUJO-DELGADO, husband and wife, as tenants by the entireties (herein, "Grantee"), whose address is 2813 B Mossdale Drive, Nashville, TN 37217, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 4744 Volunteer Drive, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever. AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against any persons whomsoever lawfully claiming or to claim the same or any part thereof by and through Grantor.

WITNESS my hand and seal this 30 day of NOV., 2012.

PIN NO: 149-05-0-078.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

Return to: 955542
Accurate Title Group, LLC
9013 Perimeter Woods Dr., Ste H
Charlotte, North Carolina 28216

GRANTOR:

Newport Capital Distressed Subsidiary, LLC, a California limited liability company

By: _____
Printed Name: RANDY GONZALEZ
Title: EVP

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Randy Gonzalez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person is the EVP of Newport Capital Distressed Subsidiary, LLC, a California limited liability company, and that the foregoing instrument was executed on behalf of said limited liability company pursuant to due authority for the purposes therein contained.

Witness my hand and official seal this 30 day of NOV, 2012

[Affix Notary Seal]

JOSEPH MINA
Commission # 1858608
Notary Public - California
Los Angeles County
My Comm. Expires Aug 19, 2013

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 8-19-2013

OATH OF CONSIDERATION

STATE OF TN
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $47000.00.

GRANTEE

Grantee signature _____
Antonio Catalan

Subscribed and sworn to under oath before me, this 30 day of November, 2012.

[Affix Notary Seal]





_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 3-4-2014

GRANTEE

Grantee signature _____
Isai Araujo-Delgado

Subscribed and sworn to under oath before me, this 30 day of November, 2012

[Affix Notary Seal]



_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 3-4-2014

EXHIBIT A

[Legal Description]

The following described real property situated in the County of Davidson, State of Tennessee:

Land in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot No. 131 on the Plan of Terragon Trails, Section One, as of record in Plat Book 4860, page 61 and amended in Book 5066, page 836, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Document No. 20071011-0121016 on 10/11/07.

PIN NO: 149-05-0-078.00

STREET ADDRESS: 4744 Volunteer Drive, Antioch, TN 37013

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance, nor has such preparer verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated.

True Copy Certification

I, Erin Hyatt, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of North Carolina

County of Mecklenburg

Personally appeared before me, [Kelly McDonald], a notary public for this county and state, [Erin Hyatt] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: May 25, 2016

Notary' Seal (if on paper)

KELLY L McDONALD
NOTARY PUBLIC
Mecklenburg County, North Carolina
My Commission Expires May 25, 2016