Davidson County DEEDWARR
Recvd: 06/19/13 15:54 3 pgs
Fees:18.00 Taxes:1445.78
20130619-0063014

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
1000 Corporate Center Drive, Suite 125
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $390,750.00

Affiant

Subscribed and sworn to before me, this 14th day of June 2013.

Notary Public
My commission expires: 6-5-16

DORA L. OBLEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Claire D. Catanach 413A Avondale Drive Nashville, TN 37206	Bank of America 7105 Corporate Dr Plano, TX 75024	08310009100

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Big Picture Properties, LLC, a Tennessee limited liability company,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Claire D. Catanach,** a single person, hereinafter called the Grantee(s), 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 Nos. 116, 117 and the northerly 10 feet of Lot No. 118 on the Plan of McEwen Place, of record in Plat Book 332, Page 133, and Unit A, Avondale Avondale Drive Townhomes, a Horizontal Property Regime with Private Elements of record in instrument No. 20121017-0095303, Register's Office for Davidson County, Tennessee.

Said lots and part of lot adjoin and front together 70 feet on the easterly side of Avondale Drive and run back between parallel lines 128 feet to an alley.

Being a portion of the same property conveyed to Big Picture Properties, LLC by Quitclaim deed from Frank Verdun, a single man, dated December 10, 2012 and recorded in Instrument Number 20121226-0118340, said Register's Office. Affidavit of Scrivener's Error of record in Instrument No. 20130220-0016821, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 413A Avondale Drive, Nashville, TN 37206

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their 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 hand this the 14th day of June, 2013.

Big Picture Properties, LLC

By: _____
Its: Owner / sole member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Britnie Turner, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she is the Owner / sole member for **Big Picture Properties, LLC** and who further acknowledged that he/she executed the within instrument for the purposes therein contained by signing his/her name as the Owner / sole member for **Big Picture Properties, LLC.**

Witness my hand and official seal at Franklin, Tennessee, this the 14th day of June, 2013.

_____
Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 5/30/2017

FILE NO: 2013042509

True Copy Certification

I, Cheryl Dillon, 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 Tennessee

County of Williamson

Personally appeared before me, Ryan Rafoth, a notary public for this county and state, Cheryl Dillon, 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: 6-26-16
Notary' Seal (if on paper)

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY