BILL GARRETT, Davidson County
Trans:T20140038919 DEEDWARR
Recvd: 06/03/14 15:01 2 pgs
Fees:13.00 Taxes:943.50
20140603-0048033

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
14-0317

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Tracey Perry
Affiant

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of May, 2014

Notary Public
Commission Expires: 3/21/17

Address of New Owner	Send Tax Bills To:	Map & Parcel
Rosemary L. Pearson 522 Utley Drive Goodlettsville, TN 37072	Ameris Bank 1515 Johnson Ferry Road Marietta, GA 30062	018-00-0-136.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Victor Catalina and Dawn Catalina, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rosemary L. Pearson, married

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 2, Final Plat, Squires Point Subdivision, Section 2, as shown on plan of record in Book 8250, Page 361, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

BEING the same property conveyed to Victor Catalina and Dawn Catalina, married, by Deed from The Secretary of Housing and Urban Development, dated 12/5/13 and recorded 12/17/13 in Instrument No. 20131217-0127347; and the same property previously conveyed to The Secretary of Housing and Urban Development by Trustee's Deed from Wilson & Associates, PLLC, as Successor Trustee, dated 8/20/13 and recorded 10/16/13 in Instrument No. 20131016-0108185, Register's Office for Davidson County, Tennessee. The said Wilson & Associates, PLLC, having been appointed Successor Trustee by instrument dated 4/1/13 and recorded 4/10/13 in Instrument No. 20130410-0035580 (pursuant to default on a Deed of Trust executed by Steven R. Stout and Janet P. Stout of record in Instrument No. 20081229-0123100); previously conveyed to Janet Rhea Payne (a/k/a Janet P. Stout) by Quitclaim Deed from Steven R. Stout, dated 1/26/10 and recorded 3/25/10 in instrument No. 20100325-0022330; and previously conveyed to Janet P. Stout and Steven R. Stout, wife and husband, by Warranty Deed from Linda P. Lascara and Matthew C. Lascara, wife and husband, dated 11/30/00 and recorded 12/04/00 in Instrument No. 20001204-0118609, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 522 Utley Drive, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 27th day of May, 2014.

Victor Catalina

Dawn Catalina

STATE OF Oregon
COUNTY OF Curry

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Victor Catalina and Dawn Catalina** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that ~~he/she~~/they executed the within instrument for the purposes therein contained.

07 Witness my hand and official seal at Brookings, ~~Tennessee~~ Oregon this ~~28~~th day of May, 2014.

OFFICIAL SEAL
NANETT M VILLALVAZO
NOTARY PUBLIC-OREGON
COMMISSION NO. 478446
MY COMMISSION EXPIRES MAY 26, 2017

Notary Public
My Commission Expires: May 26, 2017

(Notary Seal)