BILL GARRETT, Davidson County
Trans:T20150012658 DEEDWARR
Recvd: 02/20/15 13:44 2 pgs
Fees:13.00 Taxes:1319.05
20150220-0014942

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $356,500.00

Affiant

Subscribed and sworn to before me, this 13th day of February, 2015.

Notary Public
My commission expires: 12-27-15

TOMLINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

02-1411-49287

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Randall L. Cathcart, Sr.<br>7177 Holt Run Drive<br>Nashville TN 37211 | Peoples Home Equity, Inc.<br>5205 Maryland Way<br>Brentwood, TN 37027 | 180-02-0-A-012.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Joseph Fuda and wife, Suzanne Fuda (F.K.A. Suzanne Johnson), hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Randall L. Cathcart, Sr. and Synthia L. Cathcart, husband and wife, hereinafter called the Grantees, their successors 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. 90, on the Plan of Section 1, The Ridge at Stone Creek, of record in Instrument No. 20031027-0157621, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joseph Fuda and Suzanne Johnson , Two unmarried persons by deed from Drees Premier Homes, Inc., dated December 8, 2006, recorded December 19, 2006, of record in Instrument No. 20061219-0156135, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 7177 Holt Run Drive, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 17th day of January, 2014.

Joseph Fuda

Suzanne Fuda

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joseph Fuda, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 17th day of January, 2015 ~~2014~~.

Notary Public

My Commission expires 10·31·2017

SHIRLENE J. REJMAN — STATE OF TENNESSEE NOTARY PUBLIC — WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Suzanne Fuda, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 17th day of January, 2015 ~~2014~~.

Notary Public

My Commission expires 10·31·2017

SHIRLENE J. REJMAN — STATE OF TENNESSEE NOTARY PUBLIC — WILLIAMSON COUNTY