WARRANTY DEED TT2015 367	OATH OF CONSIDERATION:
Davidson County DEEDWARR Recvd: 06/29/15 10:32 3 pgs Fees:18.00 Taxes:455.10 **20150629-0062106**	SS. STATE OF TENNESSEE COUNTY OF TN COUNTIES THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $123,000.00 STAFFIONZ SWORN TO AND SUBSCRIBED BEFORE ME THIS 26TH DAY OF JUNE, 2015 NOTARY PUBLIC MY COMMISSION EXPIRES: 5-24-17

THIS INSTRUMENT PREPARED BY:
TEAM TITLE, INC.
69 THOMPSON LANE
NASHVILLE, TENNESSEE 37211
OFFICE: (615) 367-5111

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Richard C. Katz **20521 Kelvingrove Lane** **Huntington Beach, CA 92646**	**Same**	**165130A16600CO**

WARRANTY DEED

FOR AND IN CONSIDERATION OF ten dollars ($10) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, REO Holdings, LLC, *(hereinafter called the "Grantor")*, has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto Richard C. Katz, married *(hereinafter called "Grantee")*, a certain tract or parcel of land in the Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 422 on the plan of Peppertree Forest, Section Nine, as of record in Plat Book 7900, Page 760, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to REO Holdings, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Shawn Tiller, dated October 30, 2014, recorded October 30, 2014, of record in Instrument # 20141030-0100288, Register's Office for Davidson County, Tennessee. Decree of Redemption of record in Instrument # 20150206-0011106, Register's Office for Davidson County, Tennessee. Further Quitclaim Deed of record in Instrument # 20150206-0011455, Register's Office for Davidson County, Tennessee.
>
> Order vesting title into REO Holdings, LLC, against all the world of record in Instrument # 20150605-0053201, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as **4009 Pepperwood Drive, Antioch, TN 37013**

THIS CONVEYANCE IS SUBJECT TO: (1) Current year's property taxes which have been prorated and assumed by the Grantee; (2) All restrictions of record; (3) All easements of record; (4) All matters appearing on the plan of record in Book 7900, Page 760; (5) All applicable government and zoning regulations;

TO HAVE AND TO HOLD, the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free,

clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 26th day of June, 2015.

GRANTOR:

REO Holdings, LLC

BY:_____

Merdan Ibrahim, Authorized Member

S.S.
STATE OF TENNESSEE)
COUNTY OF TN COUNTIES)

BEFORE ME, the undersigned Notary Public of the State and County aforementioned, personally appeared Merdan Ibrahim, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he is the authorized member of REO HOLDINGS, LLC, a Tennessee Limited Liability Company, the maker, that he is authorized by the maker to execute the within instrument on its behalf, and who acknowledged that he executed the within instrument, on behalf of the maker, for the purposes therein contained.

WITNESS my hand and seal, this 26th day of June, 2015.

_____
Notary Public
My Comm. Exp.: 5-24-17

JULIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN

CERTIFICATE OF AUTHENTICITY

I, Charles Walker, 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.

CHARLES WALKER

State of Tennessee
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Charles Walker, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JULIE COONE, NOTARY PUBLIC
My commission expires: May 24, 2017

