WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 170837 **DEEDWARR**
12/05/2018 02:58:12 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20181205-0118728

JM-KW-18-5123

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James D. Everett and Rebecca B. Everett	**Regions Bank d/b/a Regions Mortgage**	
(NAME)	(NAME)	**161-6-60.00**
5123 Ashley Drive	**P.O. Box 200401**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Florence, SC 29502**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARIA DE LOURDES CATALAN F/K/A MARIA CATALAN WELCHEZ, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES D. EVERETT AND REBECCA B. EVERETT, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 112 on the Plan of Huntington Park, Section One, of record in Plat Book 4175, Page 10, Register's Office for said County.

Said Lot No. 112 fronts 124.2 feet on the westerly side of Ashley Drive and 98.8 feet on the northerly side of an unnamed street, and measures 40.4 feet around the curve at the northwesterly corner of Ashley Drive and the said unnamed street, and measures 111.4 feet on its northerly line and 149.2 feet on its westerly line.

Being the same property conveyed to Maria Catalan Welchez, an unmarried woman, by Warranty Deed from Yasuf O. Ahmed , recorded January 24, 2012 in Instrument No. 20120124-0006448, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Plan of record in Plat Book 4175, Page 10, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions recorded in Book 4225, Page 778 in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5123 Ashley Drive, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this the 4th DAY OF DECEMBER, 2018.

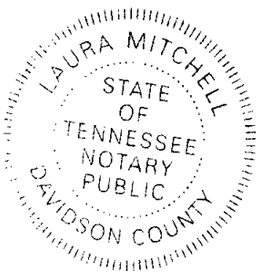
Maria De Lourdes Catalan f/k/a Maria Catalan Welchez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARIA DE LOURDES CATALAN F/K/A MARIA CATALAN WELCHEZ, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of December, 2018.

Notary Public
My Commission Expires: 1/3/22
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212