RETURN TO: SATURN & MAZER TITLE SERVICES, INC. SP43514
212 THIRD AVENUE NORTH, NASHVILLE, TN 37201 FILE BOX " 7 "

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/07/04 14:15 2pgs
Fees:13.00 Taxes:740.00
20041207-0145843

JANEL L. McALISTER NOTARY PUBLIC AT LARGE SUMNER CO., TENN.

MY COMMISSION EXPIRES: MARCH 27, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$200,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2004.

Janel L. McAlister
Notary Public

MY COMMISSION EXPIRES: 3-27-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BRIAN V. RILEY	**CTX Mortgage Company, LLC**	**93-4-62**
(NAME)	(NAME)	
512 SOUTH NINTH (9TH) STREET	**801 - 94th Avenue North**	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37206	**St. Petersburg, FL 33702**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **DENNIS ONGKIKO, an unmarried person**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRIAN V. RILEY and LISA RILEY, husband and wife**, 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 NUMBER 1 ON THE MAP OF G.N. TILLMAN'S SUBDIVISION OF LOT NUMBERS 256, 257, 258, AND 259 IN WILLIAMS SECOND ADDITION TO EDGEFIELD, NOW EAST NASHVILLE, AS OF RECORD IN BOOK 57, PAGE 138 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NUMBER 1 FRONTS 50 FEET ON THE WESTERLY SIDE OF 9TH STREET AND RUNS BACK BETWEEN PARALLEL LINES TO WIT THE NORTHERLY MARGIN OF SYLVAN AVENUE, FORMERLY WILLIAMS STREET 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO DENNIS ONGKIKO, an unmarried person BY THE WILLIAM PATRON JR. FOUNDATION DATED 01/29/04 OF RECORD IN INSTRUMENT NO. 20040129-0011392 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **512 SOUTH NINTH (9TH) STREET, NASHVILLE, TN 37206**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 30th day of November, 2004.

DENNIS ONGKIKO

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared DENNIS ONGKIKO, an unmarried person, with whom I am personally acquainted, and who, upon oath, acknowledged HIMself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as HIS free act and deed

Witness my hand and official seal at Nashville, Tennessee this 30th day of November, 2004.

Commission expires: July 19, 2008

JUSTIN TATUM Notary Public



My Commission Expires JULY 19, 2008