Davidson County DEEDWARR **Recvd: 09/28/12 14:46 3 pgs** **Fees:18.00 Taxes:584.60** **20120928-0088744**	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,000.00 Affiant Subscribed and sworn to before me, this 26th DAY OF September, 2012. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)
WARRANTY DEED G-KW-12-2800	

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ANGELA G. BATSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 6, 2014

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandon N. Riesgo	Regions Mortgage	
2800 Airwood Drive	(NAME) 2050 Parkway Office Circle	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Birmingham, AL 35244	095-12-0-177.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we STANLEY O. OCKWIG AND WIFE, LUCINDA S. OCKWIG, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BRANDON N. RIESGO AND TRACIE GRACE RIESGO, HUSBAND AND WIFE , hereinafter called the Grantee(s), their heirs 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 11, PHASE 1, SECTION 2, LAKELAND, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6250, PAGE 983, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO STANLEY O. OCKWIG AND WIFE, LUCINDA S. OCKWIG BY WARRANTY DEED FROM T. J. NEUMANN & ASSOCIATES, INC., RECORDED ON THE 20TH DAY OF NOVEMBER, 1987 IN DEED BOOK 7408, PAGE 229, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 6250, PAGE 983 AND BOUNDARY PLAT IN BOOK 7900, PAGE 102; RESTICTIVE COVENANTS OF RECORD IN BOOK 2138, PAGE 65 AND BOOK 7397, PAGE 831; EASEMENTS OF RECORD IN BOOK 3162, PAGE 58, BOOK 2017, PAGE 592, BOOK 2145, PAGE 20, BOOK 4925, PAGE 65, BOOK 4754, PAGE 522, BOOK 6781, PAGE 163 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved (X) property, known as 2800 Airwood Drive, Nashville, Tennessee 37214
(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 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 26th day of September, 2012.

Stanley O. Ockwig

Lucinda S. Ockwig

STATE OF Florida
COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stanley O. Ockwig and Lucinda S. Ockwig, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of September, 2012.

Notary Public

My Commission Expires: January 11, 2015

(SEAL)

NOTARY PUBLIC
KIMBERLY L. HAMILTON
Notary Public, State of Florida
Commission# EE 50424
My comm. expires January 11, 2015

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903

Certificate of Authenticity

I, Kim Hollingshead *, 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.*

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned *, a notary public for this county and state,* Kim Hollingshead *who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.*

Notary's Signature

My Commission Expires: 1-6-2014 .

(Notary's Seal (if on paper)

ANGELA G. BASSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 2014