BILL GARRETT, Davidson County
Trans:T20140000804 DEEDWARRSP
Recvd: 01/06/14 09:42 2 pgs
Fees:13.00 Taxes:814.00
20140106-0001028

G#25632-4
Map 183-05-0-A
Parcel 295.00CO

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Sumner (PB)

The actual consideration or value, whichever is greater, for this transfer is $220,000.00.

Affiant

Subscribed and sworn to before me this the 26th day of December, 2013.

My Commission Expires: 8/23/14

Notary Public

LINDSEY G. BOSWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C., 2927 Berry Hill Drive, Nashville, Tennessee 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:
Ruth Angelica Ocana
(Name)
5544 Craftwood Drive
(Street Address)
Antioch, TN 37013
(City) (State) (Zip Code)

SEND TAX BILLS TO:
First Liberty Financial Group
(Name)
9520 Ormsby Station Rd., Ste 20
(Street Address)
Louisville, KY 40223
(City) (State) (Zip Code)

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **First Tennessee Bank, National Association**, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Ruth Angelica Ocana, a single woman,** hereinafter called the "Grantees", their heirs and/or assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 483 on the Plan of October Woods, Phase Four, Section Seven-B, a Planned Unit Development, of record in Instrument No. 20000907-0088378Plat Book 22, page 230, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

BEING the same property conveyed to First Tennessee Bank, National Association by Substitute Trustee's Deed from Recontrust Company, N.A., Substitute Trustee, of record in Instrument No. 20130311-0023689, Register's Office for Davidson County, Tennessee.

THIS conveyance made subject to the following exceptions:
(1) The Plan of record as shown in Instrument No. 20000907-00883778, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.
(2) All matters shown on the Boundary Plat of record in Book 7900, page 909, Register's Office for Davidson County, Tennessee.

(3) Declaration of Covenants, Conditions and Restrictions of October Woods, of record in Book 9840, Page 276, made applicable to Sections 7A and 7B, of record in Instrument No. 20001003-0097964, Register's Office for Davidson County, Tennessee.
(4) By-Laws of October Woods Homeowners' Association, Inc. of record in Book 9840, page 267, Register's Office for Davidson County, Tennessee.
(5) Charter of October Woods Homeowners' Association, Inc. of record in Book 9840, page 259, Register's Office for Davidson County, Tennessee.
(6) Conveyance of common area to October Woods HOA Inc., of record in Instrument No. 20001109-0111744 and in Instrument No. 20130523-0052439, Register's Office for Davidson County, Tennessee.
(6) Easement for Permanent Drainage in Book 8443, page 75, Register's Office for Davidson County, Tennessee.
(7) StormWater Detention Agreement of record in Book 11367, page 161, Register's Office for Davidson County, Tennessee.
(8) and taxes for the current year which have been prorated and paid by the Grantor herein.

THIS is improved property, known as: 5544 Craftwood Drive, Antioch, TN 37013.

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, and the heirs and/or assigns of said Grantees, forever; and, the Grantor further covenants with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it; and the same is unencumbered, unless otherwise herein set out.

Grantor does further covenant and bind itself and its successors and assigns, to warrant and forever defend the title to the said Grantees, their heirs and/or assigns, against the lawful claims of all persons claiming the same by, through, or under the Grantor.

IN WITNESS WHEREOF, the Grantor has caused its name to be affixed hereto, by its duly authorized officer, on this 26th day of December, 2013.

FIRST TENNESSEE BANK, NATIONAL ASSOCIATION

BY: _____
Robert L. Goodall, Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robert L. Goodall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the Vice President of First Tennessee Bank, National Association, the within-named bargainor, a banking corporation, and that he, as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the banking corporation by himself as such Vice President.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 26th day of December, 2013.

My Commission Expires: 1/6/14

DEBORAH M. O'NEAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public