File No. 260400939

WARRANTY DEED

ERINN K. MARKHAM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF APRIL, 2006.

Notary Public

MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 05/04/06 08:26 2 pgs
Fees:13.00 Taxes:1017.50

20060504-0051628

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Trenkmann	Countrywide HomeLoans	117-02-0-026.00
(NAME)	(NAME)	
43 North Hillside Place	801 Crescent Center Dr #510	
(ADDRESS)	(ADDRESS)	
Ridgewood NJ 07450	Franklin TN 37067	
(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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Robert W. Knestrick, and Wife, Adrienne P. Knestrick**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eric Trenkmann, married**, HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 16-A on the plan of Sharondale Subdivision, of record in Plat Book 5060, Page 34, Register's Office for Davison County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Robert W. Knestrick and wife, Adrienne P. Knestrick by deed from H. Franklin Pascall and Pascall Properties, L.P. of record in Instrument No. 20040806-0095130, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2502 Sharondale Drive, Nashville, TN 37215
(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), HIS 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), HIS 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 28 day of April, 2006.

Robert W. Knestrick

Adrienne P. Knestrick

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named ROBERT W. KNESTRICK and wife, ANDRIENNE P. KNESTRICK, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that THEY executed the within instrument for the purposes therein contained.

Witness my hand at Goodlettsville, Tennessee, this 28 day of April, 2006.

Commission expires:

WILLIAM D. CASTLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

File Number: 260400939

RETURN TO:

Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072