BILL GARRETT, Davidson County
Trans:T20150002151 DEEDWARR
Recvd: 01/09/15 10:48 2 pgs
Fees:13.00 Taxes:238.05
20150109-0002529

ANGELA R. WINDHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Comm. Expires April 25, 2016 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $64,338.00. Affiant Subscribed and sworn to before me, this 7th day of January, 2015. Notary Public My commission expires: 4.25.16

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Tennessee Real Estate LLC	**Tennessee Real Estate LLC**	**Map\Parcel: 163-02C-059.00CO**
18 Corrigan Way	**18 Corrigan Way**	
Old Tappan, NJ 07675	**Old Tappan, NJ 07675**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Eric Trenkmann, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tennessee Real Estate LLC, a New Jersey limited liability company

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 No. 59 Unit No. 166 as described in the Master Deed and By-Laws for Autumn Ridge Townhomes, a Horizontal Property Regime with private elements, of record in Instrument No. 20060404-0038533 and amended in Instrument No. 20060419-0045063, Instrument No. 20080108-002295 and Instrument No. 20061115-0141803, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Eric Trenkmann, a married man by Special Warranty Deed from Newmark Homes, L.P., a Texas Limited Partnership, Debtor in possession, of record in Instrument No. 20081030-0108314, Register's Office for Davidson County, Tennessee, dated October 29, 2008 and recorded on October 30, 2008.

**This property is not now nor has it ever been the marital residence, therefore Eric Trenkmann's spouse has not acquired any right, title, or interest in the subject property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Autumn Ridge Townhomes of record in Instrument Number

20060404-0038533, as amended in Instrument No. 20060419-0045063, Instrument No. 20061115-0141803 and Instrument No. 20080108-0002295, as corrected in Instrument No. 20110609-0044167, Register's Office for Davidson County, Tennessee. Sanitary sewer easement of record in Instrument Number 20050509-0052192, Instrument No. 20050509-0052194 and Instrument No. 20050509-0052195, in the Register's Office for Davidson County, Tennessee. Storm water detention agreement of record in Instrument Number 20050414-0041609, in the Register's Office for Davidson County, Tennessee. Deed and easement to Metropolitan Government of Nashville & Davidson County, Tennessee of record in Book 9392, Page 520, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as 1382 Rural Hill Road #166 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 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/our hand(s) this 7th day of January, 2015.

Eric Trenkmann

STATE OF New York
COUNTY OF Richmond

Personally appeared before me, a Notary Public of said County and State, Eric Trenkmann the within named grantor, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he executed this instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of January, 2015.

Notary Public

My Commission Expires:_____

MARIA ROSE FORMICA
Notary Public, State of New York
No. 43-4800228
Qualified in Richmond County
Commission Expires December 31, 20 18

File #: 7014251
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 ISABELLA LANE, SUITE 105
BRENTWOOD, TN 37027