G#27060-2
This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20150024711 DEEDWARR
Recvd: 04/06/15 09:15 2 pgs
Fees:13.00 Taxes:1102.60
20150406-0029249

BOX #14

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Lawrence P. Martino and Mary T. Martino 846 Palmer Road Bronxville, NY 10708	Farmington Mortgage 2002 Richard Jones Rd, Ste 300A Nashville, TN 37215	182000-117.00

THIS INDENTURE, made this 2nd day of April, 2015 between

Sherri Krenk and Edwin J. Krenk, Jr. and
Edwin J. Krenk and Sherrie M. Krenk, all as joint tenants with rights of survivorship

of Davidson County, Tennessee, hereinafter referred to as **Grantors**, and

Lawrence P. Martino and Mary T. Martino, husband and wife

of Davidson County Tennessee, hereinafter referred to as **Grantees**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Tract No. 4 of a survey of the Charles C. Bonds Tract acquired by deed of record in Book 4886, Page 894, Register's Office for Davidson County, Tennessee, and being more particularly described according to survey by Billy Carl Tomlin, surveyor, dated May 1, 1975, as follows:

Beginning at an iron pin in the easterly margin of Cane Ridge Road, said point being the northerly corner of Tract No. 3 conveyed to Walter J. Hugh, Jr. of record in Book 4974, Page 94; thence, along the easterly margin of Cane Ridge Road North 34 deg. 15' West 172 feet; thence, North 50 deg. 50' East 1082 feet to a point; thence, South 82 deg. 51' East 616 feet to a point; thence, South 4 deg. 34' West 384 feet; thence, North 77 deg. 15' West 528 feet to a point; thence, South 89 deg. 30' West 272.6 feet to a point; thence, South 47 deg. 30' West 721.8 feet to the point of beginning.

Being the same property conveyed to Sherri Krenk and Edwin J. Krenk, Jr. and Edwin J. Krenk and Sherrie M. Krenk, all as joint tenants with rights of survivorship by Warranty Deed dated 4/16/12 from Rosaria LaMattina, an unmarried widow of record in Instrument No. 20120418-0033139, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Edwin J. Krenk and wife, Sherrie M. Krenk, pursuant to a Specific Power of Attorney executed by them on the 1st day of April, 2015, of record in Book ★_____, Page _____, Register's Office for Davidson County, Tennessee.

★ Instrument # 20150406-0029248

This is improved property known as: 6010 Cane Ridge Road, Antioch, TN 37013.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2015 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Sherri Krenk

Edwin J. Krenk, Jr.

Edwin J. Krenk by Edwin J. Krenk Jr. Attorney in fact
Edwin J. Krenk by Edwin J. Krenk, Jr.
Attorney in fact

Sherrie M. Krenk by Edwin J. Krenk Jr. Attorney in fact
Sherrie M. Krenk by Edwin J. Krenk, Jr.
Attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Sherri Krenk, Edwin J. Krenk, Jr., the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the2nd day of April, 2015.

Karen B. Heavener
Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of April, 2015, before me personally appeared Edwin J. Krenk, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on the behalf of Edwin J. Krenk and Sherrie M. Krenk, and who acknowledged that he executed the same as the free act and deed of Edwin J. Krenk and Sherrie M. Krenk.

Witness my hand, at office, this 2nd day of April, 2015.

Karen B. Heavener
Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $298,000.00.

Sherri Krenk
Affiant

Sworn to and subscribed before me, this 2nd day of April, 2015.

Karen B. Heavener
Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY