WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

J-PP-16-21400

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Hector Martinez	**Hector Martinez**	
(NAME) **0 Benzing Rd.**	(NAME) **1221 Bending Creek Drive**	**162-00-0-214.00**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **Antioch, TN 37013**	
(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 consideration, the receipt of which is hereby acknowledged, **GERALD F. BAKER AND LYNETTE B. WOODARD AND KATRINA L. BAKER AND CAMILLE B. REASONOVER AND CLAIRISSA R. TRIPLETT AND ALISA LYNN REASONOVER AND SHAWN COLLINS AND AUBREY COLLINS AND AINSLEY COLLINS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HECTOR MARTINEZ,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being in the 5th, formerly the 7th, Civil District of said County and State, beginning at an iron pin 1386 feet north of the center line of Benzing Road, said point being the northwest corner of the property conveyed to Annie T. Hayes by deed of record in Book 996, page 281, Register's Office for said County; thence north 89° west 333 feet to the northwest corner of the property conveyed to Charles Gaines Johnson by deed from Annie T. Hayes et al, of record in Book 1973, page 514, said Register's Office; thence south 2° west 400 feet; thence eastwardly 333 feet to the westerly line of the Hayes property; thence with the westerly line of said property north 2° east 400 feet to the point of beginning.

An easement for a 20 foot road along the east line of the property in question shall be maintained for this property, together with two three acre tracts lying between property in question and Benzing Road.

Being the same property conveyed to Claire J. Baker by Warranty deed from Charles Reece Johnson and Edna J. Wilkerson of record in Book 5867, page 28, Register's Office for Davidson County, Tennessee, dated October 3, 1962 and recorded on March 30, 1982. The said Claire J. Baker having since died testate on March 28, 1991. Said property was bequeathed to Gerald F. Baker, Lynette Woodard, Katrina L. Baker n/k/a Katrina L. Dollar, Camille B. Reasonover, Clarissa R. Triplett, Alisa Lynn Reasonover and Lori Adele (correctly Adell) Reasonover a/k/a Lori Adell Collins in Will Book 174, page 506. Lori Adell Collins having since died intestate on November 4, 2012 leaving Shawn Collins, Aubrey Collins and Ainsley Collins as her heirs at law as evidenced by the Affidavits of Heirship of record in Instrument No. 20160412-0035065 and in Instrument No. 20160412-0035066, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Taxes for the year 2016.
- Easement of record in Book 5867, Page 28, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 253, Page 251, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **0 Benzing Rd. , Antioch, Tennessee 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 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.

BILL GARRETT, Davidson County
Trans:T20160029726 DEEDWARR
Recvd: 04/12/16 14:56 4 pgs
Fees:23.00 Taxes:166.50

20160412-0035067

Witness my/our hand(s) this the 8th DAY OF APRIL, 2016.

Gerald F. Baker

Lynette B. Woodard

Katrina L. Baker a/k/a Katrina L. Dollar

Camille B. Reasonover

Clairissa R. Triplett by Camille B. Reasonover, attorney-in-fact

Alisa Lynn Reasonover by Camille Reasonover, attorney-in-fact

Shawn Collins

Aubrey Collins

Ainsley Collins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GERALD F. BAKER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of April, 2016.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LYNETTE B. WOODARD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of April, 2016.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATRINA L. DOLLAR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of April, 2016.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAMILLE B. REASONOVER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of April, 2016.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAMILLE B. REASONOVER, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CLAIRISSA R. TRIPLETT, and who acknowledged he/she/they executed the same as the free act and deed of the said CLAIRISSA R. TRIPLETT. Power of attorney recorded in Instrument No. 20020617-0073036, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal, this the 8th of April, 2016.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAMILLE REASONOVER, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ALISA LYNN REASONOVER, and who acknowledged he/she/they executed the same as the free act and deed of the said ALISA LYNN REASONOVER. Power of attorney recorded in Instrument No. 20020617-0073038, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal, this the 8th of April, 2016.

Notary Public
My Commission Expires:
(SEAL)

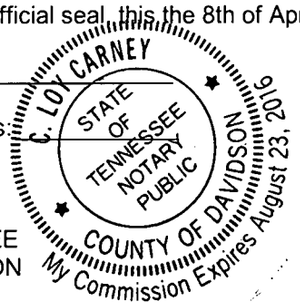
C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 8th of April, 2016.

Notary Public
My Commission Expires:
(SEAL)

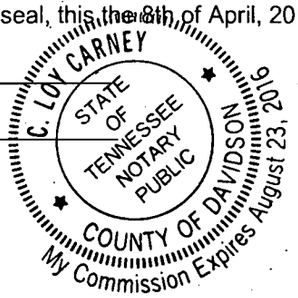


STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 8th of April, 2016.

Notary Public
My Commission Expires:
(SEAL)

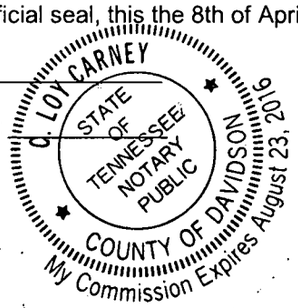


STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 8th of April, 2016.

Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212