STATE OF ~~TENNESSEE~~ New York
COUNTY OF Richmond

The actual consideration or value, whichever is greater, for this transfer is $176,000.00.

Eric Trenkmann
Affiant

Subscribed and sworn to before me, this 20th day of May, 2016.

Notary Public

My commission expires: 05/10/18

NICOLE DELLATACOMA
Notary Public - State of New York
NO. 01DE6221654
Qualified in Richmond County
My Commission Expires May 10, 2018

(Notary Stamp)

BILL GARRETT, Davidson County
Trans: T20160046909 DEEDWARR
Recvd: 06/03/16 10:36 3 pgs
Fees: 18.00 Taxes: 651.20

20160603-0056107

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Eleazar Ponce Tamariz and Maximina W. Torres Henrriquez	Peoples Home Equity	176-05-0A-129.00-CO
5433 Hickory Woods Drive	5205 Maryland Way #100	
Antioch, TN 37013-5675	Brentwood, TN 37027	

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 considerations, the receipt of which is hereby acknowledged, I,

Eric Trenkmann, a married man

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Eleazar Ponce Tamariz and Maximina W. Torres Henrriquez

(hereinafter called the "Grantee"), his heirs and 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. 86 on the Plan of Hickory Woods Estates, Section 'C' of record in Plat Book 6900, Page (s) 885 through 887, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Eric Trenkmann, a married man by Special Warranty deed from CitiMortgage, Inc of record in Instrument No. 20150519-0045987 Register's Office for Davidson County, Tennessee, dated May 15, 2015 and recorded on May 19, 2015.

This property is not now nor has it ever been the marital residence. This property is investment property only for Eric Trenkmann, so therefore, Eric Trenkmann's wife has not acquired any marital interest in the subject property.

This is improved property known as **5433 Hickory Woods Drive, Antioch, TN 37013-5675.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

This conveyance is subject to Subject to all matters shown on the Plan of record in Plat Book 6900, Page (s) 885 through 887, inclusive, Register's Office for Davidson County, Tennessee. erms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7823, Page 857; Book 7857, Page 94; Book 7876, Page 75; Book 9616, Page 470; Book 9616, Page 477; Book 9678, Page 187; Book 9764, Page 44; Book 11180, Page 802 and Book 9678, Page 213, Register's Office for Davidson County, Tennessee. By-Laws of Hickory Woods Estates HOA of record in Book 7932, Page 648; and as Exhibit "C" to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Hickory Woods recorded in Book 9678, Page 187; Instrument Number 20001207-0120450 and Instrument number 20031010-0150800, in the Register's Office for Davidson County, Tennessee. Charter of Homeowners Association of record in Book 9680, Page 319, in the Register's Office for Davidson County, Tennessee. Common Area conveyed to Homeowners Association of record in Book 9786, Page 923, in the Register's Office for Davidson County, Tennessee. Rules and Regulations of record in Instrument Number 20010614-0062709 and Instrument Number 20011015-0111957, in the Register's Office for DavidsonCounty, Tennessee. Guidelines of record in Instrument Number 20010614-0062710, in the Register's Office for DavidsonCounty, Tennessee. Transmission Line Easement of record in Book 9632, Page 973, in the Register's Office for Davidson County, Tennessee. Grant of Anchor Easement of record in Book 10153, Page 990, in the Register's Office for Davidson County, Tennessee. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9790, Page 311, in the Register's Office for Davidson County, Tennessee. Deed of Conveyance of record in Book 8169, Page 564, Book 8169, Page 571, Book 8169, Page 579 and Book 8169, Page 588, in the Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the ~~20th~~ 17th day of May, 2016.

Eric Trenkmann

Eric Trenkmann

STATE OF New York
COUNTY OF Richmond

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Eric Trenkmann, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this ~~20th~~ 17th day of May, 2016.

Notary Public
My Commission Expires: 05/10/18

NICOLE DELLATACOMA
Notary Public - State of New York
NO. 01DE6221654
Qualified in Richmond County
My Commission Expires May 10, 2018

SolomonParks File No. 7016109