Davidson County DEEDWARR Recvd: 05/25/17 15:41 3 pgs Fees:18.00 Taxes:233.10 **20170525-0052412**	

 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF** Williamson The actual consideration or value, whichever is greater, for this transfer is $63,000.00. Affiant Subscribed and sworn to before me, this 25th day of May, 2017. Notary Public My commission expires: 11/19/2018

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
Deborah Martin and John E Martin	Deborah Martin and John E Martin	151-00-0-088.00
3437 Smith Springs Rd	3212 Newington Cove	
Antioch, TN 37013	Antioch, TN 37013	

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,

Verne Benke Jr., a married man

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

Deborah Martin and John E Martin as Trustees of the John Martin and Deborah Martin Revocable Trust

(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 the Second Civil District of Davidson County, Tennessee, being a 3.0 acre, more or less, tract of the Virgie L. Alcorn property, according to a survey by Dixie Engineering Associates, Lewis R. Mefford, Jr., Surveyor, Tennessee No. 1107, and more particularly described as follows:

Beginning at a point in the westerly boundary line of the existing Alcorn property as measured N 10 deg. 07' E 470.56 feet from the center of Smith Springs Road, thence continuing with the westerly boundary line of the Alcorn property N 10 deg. 07' E 393.12 feet to an iron pin, thence with the northerly boundary lines of the Alcorn property S 77 deg. 18' 56" E 37 feet to a point, thence S 84 deg. 58' 56" E 152 feet to a point, thence N 56 deg. 51' 04" E 37.5 feet to a point, thence S 84 deg. 58' 56" E 78 feet to a point, being an existing iron pin; thence N 88 deg. 00' E 44.5 feet to an iron pin; thence S 10 deg. 07' W with Alcorn's present easterly boundary line 445.96 feet to a point; thence N 79 deg. 53' W 335.32 feet to the point of beginning, containing 3.0 acres, more or less.

Being the same property conveyed to Vern Benke, Jr. and wife, Linda Benke by Warranty Deed from Virgie L. Alcorn, a widow, of record in Book 6367, Page 691, Register's Office for Davidson County, Tennessee, dated August 22, 1984 and recorded on August 27, 1984.
The said Linda Benke having since died.
This being investment property and never the marital residence of either Vern Benke, Jr. or his spouse; said spouse is not required to join in the execution of this document.

This is improved property known as **3437 Smith Springs Rd, Antioch, TN 37013.**

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:

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

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

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 25th day of May, 2017.

Verne Benke Jr.

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Verne Benke Jr., 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 25th day of May, 2017.

Notary Public
My Commission Expires: 11/19/2018

JONATHAN R. MEDLEY
STATE OF TENNESSEE
NOTARY PUBLIC
WHITE COUNTY

SolomonParks File No. 170128

TRUE COPY CERTIFICATION

I, Jonathan R. Medley, do herby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached documents tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, Barbara T. Hodge, a notary public for this county and state, Jonathan R. Medley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires 10/2/17

Notary's Seal

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires October 2, 2017