This document prepared by (and after recording returned to:

Sheila K. Martines
Post Office Box 545
Dover, Florida 33527
813-986-3906

Karen Johnson Davidson County
Batch# 397484 **DEEDWARR**
05/08/2020 11:45:31 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20200508-0048145

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00) and other good and valuable consideration, cash in hand, the receipt and sufficiency of which is hereby acknowledged, SHEILA K. MARTINES a widowed and un remarried spouse of FRANK MARTINES JR. and the Trustee of THE MARTINES FAMILY REVOCABLE LIVING TRUST dated September 15, 2009, hereafter referred to as "Grantor", this day bargained and sold and by these presents do hereby transfer unto PERRY ASHLEY MARTINES, hereinafter "Grantee" the following lands and property together with all improvements located thereon, lying in the County of Davidson, State of Tennessee to-wit:

Parcel ID Number 86-14-0-B126

Land in Davidson County, Tennessee, being Lot No. 76, on the Plan of Fleetwood Subdivision, Section Two, being a Planned Unit Development of record in Book 6900, Pages 738-739, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Frank Martines, Jr. and wife, Sheila K. Martines by deed from Wells Fargo Bank, National Association as Trustee for Securitized Asset Backed Receivables LLC 2006-OP1, 6501 Irvine Center Drive, Irvine, CA 92618 Mortgage Pass-Through Certificates, Series 2006-OP1 of record in Instrument No. 20080623-0064633, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to THE MARTINES FAMILY REVOCABLE LIVING TRUST dated September 15, 2009 by deed from Frank Martines, Jr. and wife Sheila K. Martines of record in Instrument No. 20091217-0115023, 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.

Maximum principal indebtedness for Tennessee recording tax purpose is $____0____.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantors, if any which are reserved by Grantor;

SUBJECT to all easements, rights-of-way, protective covenants, and mineral reservations of record, if any;

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR due for Grantor and Grantor's' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor hands this 1st day of May, 2020.

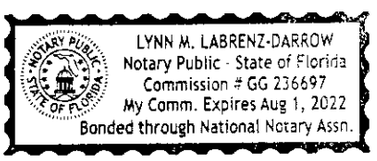
Sheila R. Martines

SHEILA R. MARTINES, Trustee
of the THE MARTINES FAMILY REVOCABLE
LIVING TRUST dated September 15, 2009

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me this 1st day of May, 2020, by SHEILA R. MARTINES, Trustee of THE MARTINES FAMILY REVOCABLE LIVING TRUST dated September 15, 2009, who is personally known to me or who has produced her Florida Driver's License as identification and who ( ) did ( ) did not take an oath.

Sign Lynn M. LaBrenz-Darrow
Print: Lynn M. LaBrenz-Darrow
NOTARY PUBLIC
Commission Number: GG 236697
My Commission Expires: 08/01/2022



Grantor's Name, Address and Phone

SHEILA K. MARTINES
Post Office Box 545
Dover, Florida 33527
813-986-3906

Grantee's Name Address and Phone

PERRY ASHLEY MARTINES
3456 Parkwood Court
Hermitage, Tennessee 377076
813-323-4378

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $50.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to me this 1st day of May, 2020.

Sheila R. Martines
Affiant: Sheila R. Martines

Sheila R Martines
Type or print name

(Seal)

Lynn M LaBrenz-Darrow
Notary Public

My Commission Expires

Lynn M LaBrenz-Darrow
Type and print name

8-1-2022

LYNN M. LABRENZ-DARROW
Notary Public - State of Florida
Commission # GG 236697
My Comm. Expires Aug 1, 2022
Bonded through National Notary Assn.