WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/11/06 09:31 2 pgs
Fees:13.00 Taxes:843.60
20060711-0082955

Jennifer R. Pierce
Notary Public At Large
Davidson County, Tennessee

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $228,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 3-20-10

THIS INSTRUMENT WAS PREPARED BY
Lenders Title & Escrow, LLC, 810 Crescent Centre Drive, Suite 250, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amnon Shreibman	Amnon Shreibman	174-11-0A-003.00
(NAME)	(NAME)	
1012 Blairfield Drive	1012 Blairfield Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Dineshbhai H. Patel, and wife Urmila Patel, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Amnon Shreibman, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Being Lot No.3 on the plan of **Cane Ridge Farms,** Phase One, as of record at Instrument No. 20000825-0083988, Register's Office for Davidson County, Tennessee.

This being the same property conveyed to Dineshbhai H. Patel and wife, Urmila Patel by Warranty Deed from The Jones Company of Tennessee, LLC dated November 26, 2003, filed of record on December 4, 2003 in Instrument No. 20031204-0174794, in the aforesaid Register's Office.

Said property herein described is subject to the following, including but not limited to declarations, conditions, covenants, restrictions, agreements, easements and/or encroachments of record in said Register's Office:

a) Any and all matters as shown on the plan of record in Instrument No. 20000825-0083988 Register's Office for Davidson County, Tennessee.

b) Restrictions of record in Instrument No. 20000905-0087103, Instrument No. 20001204-0119093 and Instrument No. 20010815-0088370, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1012 Blairfield Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this day of June 30, 2006.

Dineshbhai H. Patel
Dineshbhai H. Patel

Urmila Patel By Dineshbhai H. Patel
Urmila Patel By Attorney By Agent in Fact

STATE OF TN
COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, Dineshbhai H. Patel, ~~and wife Urmila Patel~~, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this the 30th day of June, 2006.

Commission expires:
5/15/2010

Notary Public

DANNY L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee
County of Rutherford

On this **30th** day of **June, 2006,** personally appeared **Dineshbhai H. Patel** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Urmila Patel** his/her attorney in fact and acknowledged that he/she executed the same as the free act and deed of the said **Urmila Patel.**

See Power of Attorney of record in Instrument # 20060711000829 54
_____ Register's Office for **Davidson** County, Tennessee.

Notary Public

My Commission expires:
5/15/2010

DANNY L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY