Send Tax Statements To:
New Owner

Name and Address of New Owner:
Amnon Shreibman, Trustee
P O BOX 177
LaVergne, TN 37086

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
201 E. Main St., Ste 300
Murfreesboro, TN 37130

Return To:
TRI STAR TITLE & ESCROW, LLC
201 E. MAIN ST, STE 300
MUFREESBORO, TN 37130

Map/Parcel 176-05-0C-10.00 CO
Map/Parcel 176-05-0C-11.00 CO
Map/Parcel 176-05-0C-12.00 CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **FIRSTBANK, a Banking Institution,** has this day bargained and sold and does hereby transfer and convey unto, **AMNON SHREIBMAN, TRUSTEE**, his heirs and assigns, forever, that certain parcel of real estate located in Davidson County of the State of Tennessee, being described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot NoS. 10, 11, and 12, on the Final Plat, Waterbrooke Subdivision, as shown by plat appearing of record in Instrument Number 20050914-0110516, of said Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lots.
>
> Being the same property conveyed to FirstBank, a Banking Institution, by deed from David G. Mangrum, Substitute Trustee, dated August 30, 2010, appearing of record in Instrument Number 20100830-0068751, of the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to Plat of record by Instrument Number 20050914-0110516; Storm Water Detention Easement of record in Instrument Number 20040817-0099381; Restrictions and By-Laws of record in Instrument Number 20050929-0117387; Charter by record of Instrument Number 20050930-0117672; Quitclaim Deed to the Homeowners Association of record in Instrument Number 20061017-0128575; all of said Register's Office.
>
> This conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said, **AMNON SHREIBMAN, TRUSTEE,** his heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2011 real property taxes which have been prorated between the parties and are assumed by the Grantee.

BILL GARRETT, Davidson County
Trans:T20110002894 DEEDWARR
Recvd: 01/14/11 10:08 2 pgs
Fees:13.00 Taxes:111.00
20110114-0003966

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 11 day of January, 2011.

FIRSTBANK, Banking Institution

BY: Chris Staley, Portfolio Manager

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, the within named **Chris Staley**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who , upon oath, acknowledged himself to be the **Portfolio Manager** of **FIRSTBANK, a Banking Institution**, the bargainor, and that he as such **Portfolio Manager**, executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained, by signing the name of the institution by himself as its **Portfolio Manager.**

WITNESS MY HAND AND OFFICIAL SEAL in Davidson County, Tennessee, this the 11 day of January, 2011.

SHERI L. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
COMMISSION EXP. FEBRUARY 18, 2013

NOTARY PUBLIC

My Commission Expires: 2/18/13

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $30,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this the 11 day of January, 2011.

NOTARY PUBLIC
My Commission Expires: 2/18/13

SHERI L. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
COMMISSION EXP. FEBRUARY 18, 2013