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

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF _____

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF June, 2011

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHERI L. MORGAN
STATE OF TENNESSEE
NOTARY PUBLIC
COMMISSION EXPIRES FEBRUARY 2013

THIS INSTRUMENT WAS PREPARED BY
1ST United Title and Escrow, Inc., 4811 Lebanon Road, Suite 107, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amnon Shreibman	Amnon Shreibman	032J-A-7.00 (LOT 16)
(NAME)	(NAME)	032J-A-42.00 (LOT 42)
Lots 16, 42, 44, Pinnacle Point		032J-A-44.00 (LOT 44)
Lots 17, 18, 21, 22 Hamilton Chase	PO Box 177	164.08-0C-107.00 (LOT 17)
(ADDRESS)	(ADDRESS)	
La Vergne, TN 37086		164.08-0C-108.00 (LOT 18)
Antioch, TN 37013		164.08-0C-111.00 (LOT 21)
	La Vergne, TN 37086	164.08-0C-112.00 (LOT 22)
(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, **FirstBank**, a banking institution, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amnon Shreibman**, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN RUTHERFORD COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract One:
Land in Rutherford County, Tennessee, being all of Lot Nos. 16 and 42, on the Final Plat, Pinnacle Point, Phase 1, as shown by plat appearing of record in Plat Book 31, Page 1, of the Register's Office of Rutherford County, Tennessee, to which plat reference is hereby made for more complete details of said lots.

Tract Two:
Land in Rutherford County, Tennessee, being all of Lot No. 44, on the Final Plat, Resubdivision of Lot 44, Phase One, Pinnacle Point, as shown by plat appearing of record in Plat Book 32, Page 290, of the Register's Office of Rutherford County, Tennessee, to which plat reference is hereby made for more complete details of said lots.

Being the same property conveyed to FirstBank, a banking institution, by Substitute Trustees Deed from Harvest Homes, LLC, of record in Book 1012, page 2814, Register's Office for Rutherford County, Tennessee.
Being part of the same property conveyed to Harvest Homes, LLC from Deluxe Homes, LLC by Warranty Deed of record in Record Book 708, Page 1441, Register's Office for Rutherford County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2011, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 31, Page 1; Plat Book 32, page 290; Plat Book 801, page 1727; Plat Book 845, Page 3174; Easement of record in Warranty Deed of record in Book 597, Page 307; utility easement of record in Book 598, page 621; consent for drainage easement of record in Book 598, page 626; subdivision and street grant easement of record in Book 607, page 368; right of way easement of record in Book 634, page 764; easement of record in Book 4, page 131; right of way easement of record in Book 709, page 2087; Restrictions of record in Book 648, Page 1303, amended restriction of record in Book 739, page 3230, amended restriction of record in Book 845, page 3200; all of record in the Register's Office for Rutherford County, Tennessee.

TRACT Three:
Land in Davidson County, Tennessee, being Lot Nos., 17, 18, 21 & 22 on the Final Plat of Hamilton Chase, Section Three of record in Instrument No. 20070517-0059303, as amended in Instruments 20070529-0063683 and 20070723-0087046, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to FirstBank, a banking institution, by Substitute Trustees Deed from Harvest Homes, LLC dated August 30, 2010, of record in Instrument No. 20100830-0068743, Register's Office for Davidson County, Tennessee.
Being the same property conveyed to Harvest Homes, LLC by Warranty Deed from T.F. Homes, LLC dated May 31, 2007, of record in Instrument 20070606-0067705, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2011, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Instrument No. 20070517-0059303, as amended in Instruments No. 20070529-0063683 and No. 20070723-0087046; Charter of record in Instrument No. 20060914-0113689; Restrictions of record in Instrument No. 20050728-0087946, and as amended in Instrument No. 20051031-0131315, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to

BILL GARRETT, Davidson County
Trans:T20110041771 DEEDWARRSP
Recvd: 07/12/11 09:53 2 pgs
Fees:12.00 Taxes:0.00
20110712-0053150

handicap but does not discriminate against ; Storm Water Detention Easement of record in Instrument No. 20040102-0000420; Road Agreement and Sewer Easement of record in Instrument No. 20040416-0043248; Telephone Easement of record in Instrument No. 20060707-0081733; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☒

This is improved ☒ property, known as Lots 16, 42, 44 in Pinnacle Point, La Vergne, TN 37086

Lots 17, 18, 21, 22 Hamilton Chase, 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.

Witness my hand this 30th day of June, 2011

James C. Farrar, Jr., Vice President

STATE OF TENNESSEE
COUNTY OF HAMILTON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared James C. Farrar, Jr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is the Vice President of FirstBank, the within named bargainor, and that he is authorized by FirstBank, to execute this instrument on its behalf.

Witness my hand and official seal at Chattanooga Tennessee, this 30 day of June, 2011

Notary Public

My Commission Expires: My Commission Expires Jan 18, 2012

BRENDA A. DANIELS STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

Heather Dawbarn, Register
Rutherford County Tennessee
Rec #: 660793
Rec'd: 10.00 Instrument #: 1733147
State: 390.35
Clerk: 1.00 Recorded
Other: 2.00 7/5/2011 at 11:00 AM
Total: 403.35 in
Record Book 1068 Pgs 3595-3596

Record Book 1068 Pg 3596