Send Tax Statements To:
New Owner

BILL GARRETT, Davidson County
Trans:T20110069541 DEEDWARR
Recvd: 11/04/11 09:50 2 pgs
Fees:13.00 Taxes:503.20
20111104-0086140

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

Name and Address of New Owner:
Pau N. Hau
3845 Swan Ridge Drive
Antioch, TN 37013

From Information Furnished By

Map and Parcel: 164-08-0C-97.00 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, **NIR[illegible] HOMES, INC., A TENNESSEE CORPORATION**, has this day bargained and sold and does hereby transfer and convey unto, **PAU N. HAU AND HUSBAND, LIAN MUNG,** their heirs and assigns, forever, that certain parcel of real estate located in the Civil District of Davidson County, State of Tennessee, within the corporate limits of the City of Antioch, and being described as follows, to-wit:

Being all of Lot No. 7, Final Plat, Section III, Hamilton Chase, "Cluster Lot Subdivision", according to plat and survey appearing of record in Instrument Number 20070517-0059303, Certificate of Correction of record in Instrument Number 20070723-0087046 and in Instrument Number 20070529-0063683; of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Nir Homes, Inc., a Tennessee Corporation, by deed from Amnon Shreibman and Ruth Shreibman, Trustees of the Amnon and Ruth Shreibman Trust, dated July 12, 2011, appearing of record in Instrument Number 20110729-0058035, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Three, Hamilton Chase, as recorded in Instrument Number 20070517-0059303, and corrected in Instrument Number 20070529-0063683 and Instrument Number 20070723-0087046; Declaration of Covenants, Conditions and Restrictions recorded in Instrument Nu7mber 20050728-0087946 and amended in Instrument Number 20051031-0131315; Road Agreement and Sewer Easements of record in Instrument Number 20040416-0043248; By-Laws of record in Instrument Number 20050728-0087946; Storm Water Detention Agreement of record in Instrument Number 20040102-0000420; Charter for the Hamilton Chase Homeowners Association of record in Instrument Number 20060914-0113689; and to any and all matters shown on said plat and survey of record in Instrument Number 20070517-0059313, Certificate of Correction of record in Instrument Number 20070723-0087046 and in Instrument Number 20070529-0063683; 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 **PAU N. HAU AND HUSBAND, LIAN MUNG,** their 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.

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, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes 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 1st day of November, 2011.

Nir Homes, Inc.
A Tennessee Corporation
~~OLE SOUTH PROPERTIES, INC., a Tennessee Corporation~~

BY: _____
Amnon Shreibman, President

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Amnon Shreibman,** 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 **President** of **Nir Homes, Inc., a Tennessee Corporation**, the bargainor, and that he as such **President**, executed the foregoing instrument **(WARRANTY DEED)** for the purposes therein contained, by signing the name of the corporation by himself as its **President**.

WITNESS MY HAND AND OFFICIAL SEAL in Antioch, Tennessee, this the 1st day of November, 2011.

_____
NOTARY PUBLIC
My Commission Expires: 12-03-13

THOMAS SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COU

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $136,000.00, 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 1st day of November, 2011.

_____
NOTARY PUBLIC
My Commission Expires: 12-03-13

THOMAS SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COU