THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

Address New Owner(s)
Amnon Shreibman and Ruth Shreibman
P.O. Box 177
Antioch, TN 37013

Send Tax Bills To:
New Owner

Map & Parcel Nos.:
Map 164-08-0C Parcels 62.00 & 63.00

Davidson County DEEDWARRSP
Recvd: 03/23/12 15:46 2 pgs
Fees:13.00 Taxes:162.80
20120323-0025097

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$44,000.00**, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Avenue Bank** (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto **Amnon Shreibman** (herein referred to as "Grantees"), their heirs and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee being Lot Nos. 108 and 110 as shown on the map entitled the Final Plat of Hamilton Chase, Section Two, of record in Instrument Number 20060807-0096577 and corrected in by Surveyors Cert. of Correction in Instrument Number 20070723-0087046, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Avenue Bank by Substitute Trustee's Deed of record in Instrument Number 20100517-0037716, Register's Office for Davidson County, Tennessee.

Unimproved property known as 317 and 309 Birchclay Point, Antioch, TN 37013

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantees that she is lawfully seized and possessed of said property, that she has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and **2012** real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantees and binds herself, her heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

WITNESS this the **13th** day of **March 2012**.

GRANTOR:

Avenue Bank

Opal Haub, SVP
By Opal Haub, Sr. Vice President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON_)

Personally appeared before me, Jennifer R. Pierce, a Notary Public in and for said state and county, with whom I am personally acquainted, and who acknowledged that she Opal Haub executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Senior Vice President** of **Avenue Bank**, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office this 13th day of **March, 2012**.

NOTARY PUBLIC

My Commission Expires: 1-6-14

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is **$44,000.00**.

Lee Ann Maloney
AFFIANT

Subscribed and sworn to before me, this **13th** day of **March, 2012**.

NOTARY PUBLIC

My Commission Expires: 1-6-14

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15