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Send Tax Statements To:
New Owner

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

Name and Address of New Owner:

Gregory Blaylock
2504 Skyfalls Way
Antioch, TN 37013

From Information Furnished By
The Parties

Map & Parcel:
164-10-A/343CO

BILL GARRETT, Davidson County
Trans: T20140022410 DEEDWARR
Recvd: 04/03/14 09:32 3 pgs
Fees: 18.00 Taxes: 684.50

20140403-0027648

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, **AMNON SHRIEBMAN AND JOHN FLOYD, TENANTS IN COMMON**, has this day bargained and sold and does hereby transfer and convey unto **GREGORY BLAYLOCK**, UNMARRIED MAN his heirs and assigns, forever, that certain parcel of real estate located in 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. 301, on the Final Plat, Village Six, Summerfield, according to plat and survey appearing of record in Instrument Number 20060928-0120376, 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 Amnon Shriebman and John Floyd, Tenants in Common, by Successor Trustee's Deed executed by Joseph R. Prochaska, as Successor Trustee, dated December 30, 2009, appearing of record in Instrument Number 20091231-0118949, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Declaration of Restrictive Covenants and Homeowners' Association contained in instrument of record in Book 11588, page 484, Book 11669, page 376, Instrument Number 20010308-0021946, Instrument Number 20010504-0046260, Instrument Number 20030527-0071168, Instrument Number 20051103-0133360; Instrument Number 20050317-0029621; Instrument Number 20051103-0133359; Instrument Number 20060724-0089079; Instrument Number 20060724-0089080; Instrument Number 20060724-0089081; Instrument Number 20060921-0117120; By-Laws of Summerfield Homeowners' Association, Inc., of record in Book 11648, page 662, as amended by Instrument Number 20010504-0046261; Charter of Summerfield Homeowners' Association, Inc., of record in Book 11648, page 660, as amended by Instrument Number 20010326-0028531; Sanitary Sewer Easement of record in Instrument Number 19991216-0303934 and Instrument Number 20000809-0079074; Storm Water Detention Agreement of record in Instrument Number 20050329-0033458 and Instrument Number 20000113-0004777; Easement to Bellsouth of record in Book 1141, Page 327; and to any and all matters shown on said plat and survey of record in Instrument Number 20060928-0120376, 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 **GREGORY BLAYLOCK**, UNMARRIED MAN 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 un-

encumbered, except for the lien of the 2014 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, his 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 28th day of March, 2014.

Amnon Shriebman
by: Imogene W. Bolin, Atty in Fact

Amnon Shriebman
By: Imogene W. Bolin, Attorney in Fact

John Floyd

STATE OF TENNESSEE)
)
COUNTY OF Rutherford)

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, the with named, IMOGENE W. BOLIN, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained; and the said IMOGENE W. BOLIN, to me known to be the person who executed the same as the free act and deed of the said AMNON SHREIBMAN, and for the purposes therein contained by virtue of a Power-of-Attorney duly executed by the said AMNON SHREIBMAN, and appearing of record in Record Book 1251, page 1979, in the Register's Office of Rutherford County, Tennessee.

WITNESS MY HAND AND OFFICIAL SEAL in Smyrna, Tennessee, this the 28th day of March, 2014.

Jane E Rabideau
NOTARY PUBLIC
My Commission Expires: 9/20/2016

JANE E. RABIDEAU
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, **John Floyd**, the bargainers(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she, executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Davidson County, Tennessee, this the 28th day of March, 2014.

Bridget Haste
NOTARY PUBLIC

My Commission Expires: 12-16-17

BRIDGET HASTE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $185,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Amanda McCall
AFFIANT

SWORN to and subscribed before me,
this 28th day of March, 2014.

Bridget Haste
NOTARY PUBLIC

My Commission Expires: 12-16-17

BRIDGET HASTE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY