BILL GARRETT, Davidson County
Trans:T20140050396 DEEDWARRSP
Recvd: 07/15/14 09:21 2 pgs
Fees:13.00 Taxes:651.20
20140715-0062164

This Instrument prepared by:
Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Amnon Shreibman	New Owner	MAP 164080C084.00 Lot 38 MAP 164080C085.00 LOT 39 Map 164080C086.00 LOT 40 MAP 164080C056.00 LOT 66 MAP 164080C050.00 LOT 72 MAP 164080C049.00 LOT 73 Map 164080C060.00 LOT 109 Map 164080C058.00 LOT 111
PO Box 177		
La vergne, TN 37086-0177		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Avenue Bank**,(the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **Amnon Shreibman** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 38, 39, 40, 66, 72, 73, 109, 111 on the Plan of Hamilton Chase Subdivision, Section 2 of record in Instrument No. 20060807-0096557, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being a portion of the same property conveyed to T. F. Homes, LLC by deed from Nathan D. Corley of record in Instrument No. 20040416-0043249, corrected at 20051031-0131368 Register's Office for Davidson County, Tennessee, dated April 15, 2004 and recorded on April 16, 2004.
>
> Being a portion of the same property conveyed to Avenue Bank by deed from Thomas W. Lawless, as Substitute Trustee of record in Instrument No. 20100517-0037716 Register's Office for Davidson County, Tennessee, dated May 10, 2010 and recorded on May 17, 2010.

This is (X) UNIMPROVED

() IMPROVED property known as Hamilton Chase Lots 38,39,40,66,72,73,109,111, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's successors and assigns forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein.

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 10th day of July, 2014.

Avenue Bank

By: _____

Its: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, JAMES P. MCCANN with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he as the Executive Vice President of **Avenue Bank**, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 10th day of July, 2014.

_____
Notary Public

My Commission Expires: March 8, 2016

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $176,000.00.

_____
Affiant

Subscribed and sworn to before me this 10th day of July, 2014.

_____
Notary Public

My Commission Expires: March 8, 2016

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE