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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:
Ashley Leonard
4745 Rockland Trail
Antioch, TN 37013

From Information Furnished By
The Parties

Map and Parcel: 176-5-C/12CO

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 HOMES, INC, A TENNESSEE CORPORATION**, has this day bargained and sold and does hereby transfer and convey unto, **ASHLEY LEONARD AND BRANDON ETHERIDGE, JOINT TENANTS,** their 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. 12, on the final plat of Waterbrooke, according to plat and survey appearing of record in Instrument Number 20050914-0110516, 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 NewHouse, Inc., a Tennessee Corporation, dated January 24, 2014, appearing of record in Instrument Number 20140128-0007673, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants, Conditions, and Restrictions contained in instrument of record in Instrument Number 20050929-0117387; Charter for Homeowners Association of record in Instrument Number 20050930-0117672; Stormwater Detention Agreement of record in Instrument Number 20040817-0099381; Quitclaim Deed for Common Area of record in Instrument Number 20061017-0128575; Notice of Acceptance of Public Infrastructure in Instrument Number 20140110-0002672; and to any and all matters shown on said plat and survey of record in Instrument Number 20050914-0110516; 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 **ASHLEY LEONARD AND BRANDON ETHERIDGE, JOINT TENANTS,** 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

BILL GARRETT, Davidson County
Trans:T20140074703 DEEDWARR
Recvd: 10/03/14 10:43 3 pgs
Fees:18.00 Taxes:705.70
20141003-0091638

unencumbered, 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, 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 25th day of September, 2014.

NIR Homes, Inc,
a Tennessee Corporation
Amnon Shreibman, President
BY: Imogene W. Bolin, Attorney in Fact
IMOGENE BOLIN, ATTORNEY
Attorney in Fact for Amnon Shreibman, President

STATE OF TENNESSEE)
)
COUNTY OF Rutherford)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said State and County aforesaid, the within named, IMOGENE BOLIN, ATTORNEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument (Warranty Deed) for the purpose herein contained; and the said IMOGENE BOLIN, ATTORNEY, to me known to be the person who executed the same as the free act and deed of the said AMNON SHREIBMAN, PRESIDENT of NIR Homes, Inc, and for the purposes therein contained by virtue of a Power-of-Attorney duly executed by the said AMNON SHREIBMAN, PRESIDENT of NIR Homes, Inc, and appearing of record in Instrument Number 20141003-0091637, in the Register's Office of Davidson County, Tennessee..

WITNESS MY HAND AND OFFICIAL SEAL in Smyrna, Tennessee, this the 25th day of September, 2014.

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

Jane E Rabideau
NOTARY PUBLIC
My Commission Expires: 9/24/2016

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $191,000.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

Brandi D. Turner

AFFIANT

SWORN to and subscribed before me,
this 25th day of September, 2014.

Amanda M Clark

NOTARY PUBLIC
My Commission Expires: 11/18/2017

