Davidson County DEEDWARRSP
Recvd: 04/01/15 08:52 8 pgs
Fees:43.00 Taxes:4698.46
20150401-0027985

New Owner Name and Address to:
PREP 6, LLC
5001 Plaza On The Lake #200
Austin, TX 78746

Property Address:
See Exhibit "A"

Mail tax bills to:
PREP 6, LLC
8300 N. Mopac Expressway #200
Austin, TX 78759

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or the value of the property, whichever is greater is $1,269,853.00.

AFFIANT

31 Subscribed and sworn to before me this day of March, 2015.

TIMOTHY D. WARDLOW
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 06-05-16

NOTARY PUBLIC

Commission expires: 06-05-16

SPECIAL WARRANTY DEED

Effective as of March 31, 2015, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Amnon Shreibman and wife, Ruth Shreibman, and Amnon Shreibman, Trustee of The Amnon and Ruth Shreibman Trust,** a trust established under the laws of the State of Tennessee, hereinafter referred to collectively as Grantors, have jointly and severally bargained, sold, conveyed and by these presents do jointly and severally transfer sell and convey unto **PREP 6, LLC,** hereinafter called the Grantee, its successors, heirs and assigns, certain tracts or parcels of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described in **Exhibit "A"** attached hereto and incorporated by reference herein (the "Property").

This conveyance is made subject to (i) all matters that would be disclosed by an accurate survey of the Property, (ii) 2015 and subsequent years' taxes not yet due and payable, (iii) the rights of tenants in possession under leases, and (iv) all subdivision restrictions, zoning and code regulations, building lines and easements of record (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, heirs and assigns, against the lawful claims of all persons claiming by, through, and under said Grantor, but not further or otherwise, and subject to the Permitted Exceptions. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the Grantor's hand in Nashville, Davidson County, Tennessee on this 31 day of March, 2015.

GRANTORS:

AMNON SHREIBMAN

RUTH SHREIBMAN

THE AMNON AND RUTH SHREIBMAN TRUST

Amnon Shreibman, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared **Amnon Shreibman and wife, Ruth Shreibman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that they executed the within instrument of their own free act and deed for the purposes therein contained.

WITNESS my hand and seal, at office in Davidson County, Tennessee this 31 day of March, 2015.

Elizabeth Puckett
Notary Public

My Commission Expires:

7/6/15

ELIZABETH PUCKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVISON

Personally appeared before me, an official Notary Public of the said county and state, **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 Trustee of **The Amnon and Ruth Shreibman Trust**, the within named bargainor, a revocable trust, and who acknowledged that as such Trustee, he executed the foregoing instrument for the purposes therein contained, by signing the name of the trust by himself as Trustee.

WITNESS my hand and seal, at office in Davidson County, Tennessee this 31 day of March, 2015.

Elizabeth Puckett
Notary Public

My Commission Expires:

7/6/15

ELIZABETH PUCKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Prepared by and return to:
Seth McNamee
Summit Title & Escrow, LLC
6465 Quail Hollow Road, Suite 103
Memphis, TN 38120

EXHIBIT "A" – Land in DAVIDSON COUNTY, TENNESSEE

TRACT NO.: 1

Lot 110, Final Plat of Hamilton Chase, Section Two, of record in Instrument Number 20060807-0096557 and corrected 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 by Special Warranty Deed in Instrument No. 20120323-0025097, in the Register's Office of Davidson County, Tennessee.

Commonly known as: 309 Birchclay Pt N; Antioch, TN 37013

Parcel No.: 164080C05900CO

TRACT NO.: 2

Lot 108, Final Plat of Hamilton Chase, Section Two, of record in Instrument Number 20060807-0096557 and corrected 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 by Special Warranty Deed in Instrument No. 20120323-0025097, in the Register's Office of Davidson County, Tennessee.

Commonly known as: 317 Birchclay Pt N; Antioch, TN 37013

Parcel No.: 164080C06100CO

TRACT NO.: 3

Lot 103, Final Plat of Hamilton Chase, Section Two, of record in Instrument Number 20060807-0096557 and corrected 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 by Special Warranty Deed in Instrument No. 20110103-0000467, in the Register's Office of Davidson County, Tennessee.

Commonly known as: 320 Birchclay Pt N; Antioch, TN 37013

Parcel No.: 164080C06600CO

TRACT NO.: 4

Lot 107, Final Plat of Hamilton Chase, Section Two, of record in Instrument Number 20060807-0096557 and corrected 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 by Special Warranty Deed in Instrument No. 20111230-0102249, in the Register's Office of Davidson County, Tennessee.

Commonly known as: 321 Birchclay Pt N; Antioch, TN 37013

Parcel No.: 164080C06200CO

TRACT NO.: 5

Lot 106, Final Plat of Hamilton Chase, Section Two, of record in Instrument Number 20060807-0096557 and corrected 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 the part of the same property conveyed by Special Warranty Deed in Instrument No. 20111230-0102249, in the Register's Office of Davidson County, Tennessee.

Commonly known as: 325 Birchclay Pt N; Antioch, TN 37013

Parcel No.: 164080C06300CO

TRACT NO.: 6

Lot 29, Final Plat of Hamilton Chase, Section Two, of record in Instrument Number 20060807-0096557 and corrected 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 by Special Warranty Deed in Instrument No. 20110907-0069357, in the Register's Office of Davidson County, Tennessee.

Commonly known as: 3705 Grace Falls Dr; Antioch, TN 37013

Parcel No.: 164080C07500CO

TRACT NO.: 7

Lot 103 on the Plan of First Amendment, BERKELEY HALL, Phase Five-Section One of HICKORY HIGHLANDS P.U.D., as shown on plat of record in Instrument No. 20050706-0077601, as corrected by surveyors Certificates of Correction of record in Instrument Nos. 20050725-0086047 and 20050725-0086048, and as amended by Ratification, Dedication and Adoption of Plat of record in Instrument No. 20050923-0114416, in the Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to Amnon Shreibman, Trustee, from Avenue Bank, by Warranty Deed of record at Instrument No. 20100106-0001278, in the Register's Office of Davidson County, Tennessee.

Commonly known as: 536 Pippin Dr; Antioch, TN 37013

Parcel No.: 163020B06200CO

TRACT NO.: 8

Lot 104 on the Plan of First Amendment, BERKELEY HALL, Phase Five-Section One of HICKORY HIGHLANDS P.U.D., as shown on plat of record in Instrument No. 20050706-0077601, as corrected by surveyors Certificates of Correction of record in Instrument Nos. 20050725-0086047 and 20050725-0086048, and as amended by Ratification, Dedication and Adoption of Plat of record in Instrument No. 20050923-0114416, in the Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to Amnon Shreibman, Trustee, from Avenue Bank, by Warranty Deed of record at Instrument No. 20100106-0001278, in the Register's Office of Davidson County, Tennessee.

Commonly known as: 538 Pippin Dr; Antioch, TN 37013

Parcel No.: 163020B06300CO

TRACT NO.: 9

Lot 106 on the Plan of First Amendment, BERKELEY HALL, Phase Five-Section One of HICKORY HIGHLANDS P.U.D., as shown on plat of record in Instrument No. 20050706-0077601, as corrected by surveyors Certificates of Correction of record in Instrument Nos. 20050725-0086047 and 20050725-0086048, and as amended by Ratification, Dedication and Adoption of Plat of record in Instrument No. 20050923-0114416, in the Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to Amnon Shreibman, Trustee, from Avenue Bank, by Warranty Deed of record at Instrument No. 20100106-0001278, in the Register's Office of Davidson County, Tennessee.

Commonly known as: 542 Pippin Dr; Antioch, TN 37013

Parcel No.: 163020B06500CO

TRACT NO.: 10

Lot 70, Final Plat of Hamilton Chase, Section Two, of record in Instrument Number 20060807-0096557 and corrected 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 by Special Warranty Deed in Instrument No. 20110907-0069357, in the Register's Office of Davidson County, Tennessee.

Commonly known as: 617 Southbeach Cove; Antioch, TN 37013

Parcel No.: 164080C05200CO

TRACT NO.: 11

Lot 17 on the Plan of HICKORY WOODS, Section C, as shown on plat of record in Book 6900, Page 885, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Amnon Shreibman, Trustee, from Lake Forest Estates Realty, LLC, by Quitclaim Deed of record at Instrument No. 20020606-0069028, in the Register's Office of Davidson County, Tennessee.

Commonly known as: 6504 Wildgrove Dr; Antioch, TN 37013

Parcel No.: 176050B01700CO

I, Seth M. McNamee, 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.

State of Tennessee

County of Shelby

Personally appeared before me, Timothy D. Wardlow, a notary public for this county and state, Seth M. McNamee, who acknowledges that this certification of an electronic document is true and correct, and whose signature I have witnessed.

Notary's Signature

TIMOTHY D. WARDLOW
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY, TN

MY COMMISSION EXPIRES: _____

Notary's Seal