BILL GARRETT, Davidson County
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Fees:13.00 Taxes:370.00
20151118-0116864

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Send Tax Statements To
New Owner
PO Box 177
Lavergne, TN 37086

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:
Amnon Shreibman
3804 Swan Ridge Rd. & 529, 533 & 525 Shoreline
Antioch, 37013

From Information Furnished By
The Parties

Map/Parcel: 164-08-OC-115.00CO
Map/Parcel: 164-08-OC-116.00CO
Map/Parcel: 164-08-OC-117.00CO
Map/Parcel: 164-08-OC-130.00CO

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, **JD RIVERGATE LAND TRUST**, has this day bargained and sold and does hereby transfer and convey unto, **AMNON SHREIBMAN, his** 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 Nos. 25, 26, 27 & 76, of Hamilton Chase, Section Three, according to plat and survey appearing of record in Instrument No. 20070517-0059303, 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 J D Rivergate Land Trust, by deed from Harvest Homes, LLC, a Tennessee Limited Liability Company, dated April 22, 2010, appearing of record in Instrument No. 20100429-0032744, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants, Restrictions and Conditions contained in instrument of record in Instrument No. 20050728-0087946 and amended in Instrument No. 20051031-0131315; Road Agreement & Sewer Easements of record in Instrument No. 20040416-0043248; By-Laws of record in Instrument No. 20050728-0087946; Storm Water Detention Agreement of record in Instrument No. 20040102-0000420; Charter of the Hamilton Chase Homeowners Association of record in Instrument No. 20060914-0113689; all matters showm on the plat of Section Three, Hamilton Chase, as recorded in Instrument No. 20070517-0059303, and corrected in Instrument No. 20070529-0063683 and Instrument No. 20070723-0087046; Surveyors Certificate of Correction of record in Instrument No. 20070520-0063683 and in Instrument No./ 20070723-0087046; and to any and all matters shown on said plat and survey of record in Instrument No. 20070517-0059303; 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 **AMNON SHREIBMAN,** 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

unencumbered, except for the lien of the 2015 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 13th day of November, 2015.

JD Rivergate Land Trust

BY: _____
Steven Eatherly, Trustee

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Steven Eatherly,** 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 **JD RIVERGATE LAND TRUST**, the bargainor, and that he as such Trustee, executed the foregoing instrument **(WARRANTY DEED)** for the purposes therein contained, by signing the name of the corporation by himself as its Trustee.

WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, Tennessee, this the 13th day of nOVEMBER, 2015.

SHERI L MORGAN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

_____
NOTARY PUBLIC
My Commission Expires: 1/24/17

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $100,000.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

SHERI L MORGAN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

SWORN to and subscribed before me,
this 13th day of November, 2015.

_____
NOTARY PUBLIC
My Commission Expires: 1/24/17