Send Tax Statements To:
TRANS AM SFE II, LLC
8300 N. Mopac Expressway, #200
Austin, TX 78759

Name and Address of New Owner:
TRANS AM SFE II, LLC
5001 Plaza On The Lake , #200
Austin, TX 78746

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

From Information Furnished By
The Parties

Map/Parcel: 135-12-0E-21.00CO
Map/Parcel: 149-02-0C-25.00CO

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, **AMNON SHREIBMAN, A MARRIED MAN**, has this day bargained and sold and does hereby transfer and convey unto, **TRANS AM SFE II, LLC,** their heirs and assigns, forever, that certain parcel of real estate located in the Civil District of Davidson County, State of Tennessee, within the corporate limits of the City of Nashville/Antioch, and being described as follows, to-wit:

Davidson County DEEDWARR
Recvd: 04/19/17 10:48 3 pgs
Fees:18.00 Taxes:925.00
20170419-0038234

TRACT 1:
Being all of Lot No. 280, as shown on the Plan of Phase One, Nashboro Village at Fairway Pointe, Tract 21, A Horizontal Property Regime With Private Elements, according to plat and survey appearing of record in Plat Book 4660, page 159, and amended in Instrument No. 20031118-0168332, 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 Shreibman, a married man, by deed from Bank of America, N.A., dated May 4, 2015, appearing of record in Instrument No. 20150710-0067283, 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 Book 11703, page 520, Book 4827, page 14, Book 5469, page 840, Book 7751, page 907, Instrument No. 20000316-0027171, Instrument No. 20010322-0027768 and Instrument No. 20000627-0063887; By-Laws of record in Book 11703, page 560 and Instrument No. 20031118-0168332; Memorandum of Lease of record in Book 10690, page 327; Homeowners Association Charter of record in Book 11703, page 518; Easement for Sewer of record in Book 8870, page 887 and 932 and in Instrument No. 20001012-0101575; Easement for Metro Government of record in Book 4868, page 74, Book 4815, page 425; Instrument No. 20010314-0024179 and Instrument No. 20020815-0098780; Easement for Cart Path of record in Book 10110, page 860; Judgement of Declaration of Taking for J. Percy Priest Dam of record in Book 4254, page 410; Public Right of Way Dedication of record in Book 4460, page 419; Conveyance of Common Area of record in Instrument No. 20001012-0101575; Easement for Cable Television of record in Instrument No. 20001012-0101575; Agreement of record in Instrument No. 20020507-0056329; and to any and all matters shown on said plat and survey of record in Book 4660, page 159; amended in Instrument No. 20031118-0168332; all of said Register's Office.

TRACT 2:
Land in Davidson County, Tennessee, being Building Site 125 on the Plan of Sterling Wood, of record in Book 6250, page 648, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Amnon Shreibman, a married person by deed from Bayview Loan Servicing, LLC, a Delaware Limited Liability Company, dated September 10, 2015, appearing of record in Instrument No. 20151103-0111775, Register's Office of Davidson County, Tennessee.

The conveyance is made subject to Declaration of Covenants of record in Book 6236, page 683, Book 6295, page 506 and 520 and 534, Book 6300, page 409; any and all matters shown on Book 6250, page 648; 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 **TRANS AM SFE II, LLC,** 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 same and that it is unencumbered, except for the lien of the 2017 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 28 day of March, 2017.

AMNON SHREIBMAN

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 **AMNON SHREIBMAN,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument **(WARRANTY DEED)** for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Rutherford County, Tennessee, this the 28 day of March, 2017.

SHERI L MORSE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC

My Commission Expires: 1/24/21

SHERI L MORSE 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 $250,000.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me, this 18th day of ~~March~~ APRIL, 2017.

NOTARY PUBLIC
My Commission Expires:

PAMELA OPPENHUIZEN STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY, TN My Comm. Exp. 03-19-19

I, Timothy D. Wardlow, 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, Pamela Oppenhuizen, a notary public for this county and state, Timothy D. Wardlow who acknowledges that this certification of an electronic document is true and correct, and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: _____

Notary's Seal (If on paper)

