WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$740,138.00.**

Affiant

Subscribed and sworn to before me this 17th day of May, 2017

Notary Public

My Commission expires 11-6-17

(Affix Seal)

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Amnon Shreibman	New Owner	164-00-0-056.00
P.O. Box 177		
LaVergne, TN 37086	,	

Davidson County DEEDWARR
Recvd: 05/19/17 14:21 3 pgs
Fees:18.00 Taxes:2738.51
20170519-0050098

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Friends Realty, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Amnon Shreibman, a married man,** his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

TRACT 1:

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT A STEEL FENCE POST IN THE NORTH MARGIN OF HAMILTON CHURCH ROAD AT THE SOUTHEAST CORNER OF A 16.6 ACRE TRACT CONVEYED TO HERBERT GLEAVES AND WIFE, MAGGIE MAI GLEAVES, BY DEED OF RECORD IN BOOK 3162, PAGE 377; THENCE WITH THE EAST LINE OF SAID TRACT, NORTH 13 DEGREES 30 MINUTES EAST, 903 FEET TO A STAKE AND IRON PIN IN THE SOUTH LINE OF THE OLIVER DALE TRACT; THENCE WITH SAID TRACT, SOUTH 85 DEGREES 10 MINUTES EAST ALONG A FENCE, 510 FEET TO A CONCRETE MONUMENT, A CORNER OF THE PROPERTY CONVEYED TO THE UNITED STATES OF AMERICA, BY HERCHEL GLEAVES, AS OF RECORD IN BOOK 3923, PAGE 778, SAID REGISTER'S OFFICE; THENCE ALONG THE WEST BOUNDARY OF THE U.S. GOVERNMENT TRACT, SOUTH 36 DEGREES 21 MINUTES WEST 1,055 FEET, MORE OR LESS, TO A CONCRETE MONUMENT IN THE NORTH MARGIN OF HAMILTON CHURCH ROAD; THENCE, WITH SAID ROAD, NORTH 70 DEGREES 35 MINUTES WEST 162.4 FEET TO THE BEGINNING, CONTAINING 7 ACRES MORE OR LESS.

TRACT 2:

LAND LOCATED IN THE 2ND CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING A 16.6 ACRE TRACT, MORE OR LESS, ACCORDING TO AN UNRECORDED SURVEY BY E.C. MILLER, JR., DATED NOVEMBER 25, 1960, AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A STAKE AND IRON PIN AT STEEL FENCE POST, THE SAME BEING IN THE NORTHERLY MARGIN OF HAMILTON CHURCH ROAD AND RUNNING THENCE WITH THE NORTHERLY MARGIN OF HAMILTON CHURCH ROAD, N 70 DEGREES 35 MINUTES W 298 FEET TO A POST; THENCE CONTINUING WITH THE NORTHERLY MARGIN OF HAMILTON CHURCH ROAD N 70 DEGREES 40 MINUTES W 59.5 FEET TO A POST; THENCE CONTINUING WITH THE NORTHERLY MARGIN OF HAMILTON CHURCH ROAD N 76 DEGREES 50 MINUTES W 94.5 FEET TO A POST; THENCE CONTINUING WITH THE NORTHERLY MARGIN OF HAMILTON CHURCH ROAD, N 78 DEGREES 55 MINUTES W 87.3 FEET TO A STAKE AND COR. POST; THENCE LEAVING THE NORTHERLY MARGIN OF HAMILTON CHURCH ROAD (WITH FENCE), N 2 DEGREES 20 MINUTES W 352 FEET TO IRON PIN AND CORNER POST; THENCE N 87 DEGREES 40 MINUTES W 483 FEET TO AN IRON PIN AND CORNER POST; THENCE N 7 DEGREES 05 MINUTES E 448 FEET (WITH FENCE) TO STAKE AND CORNER POST; THENCE S 85 DEGREES 10 MINUTES E 1,170 FEET (WITH FENCE) TO STAKE AND IRON PIN IN FENCE, THENCE S 13 DEGREES 30 MINUTES W 903 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to Friends Realty, LLC, a Tennessee limited liability company from Bank of Tennessee, a Tennessee banking corporation by Warranty Deed on October 23, 2013, of record in Instrument Number 20131029-0112362, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable.
- Easements and Agreements of record in Instrument Numbers 20011029-0117537 and 20070201-0013431, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3694 Hamilton Church Road, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this May 17, 2017.

Friends Realty, LLC

By: Karra Srivinvasa Reddy, Member

Friends Realty, LLC

By: Yoganand Thati, Member

Friends Realty, LLC

By: Yekolla M. Reddy, Member

State of Tennessee)
County of Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Yoganand Thati** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a **Member of Friends Realty, LLC**, the within named bargainor, a limited liability company and that as such **Member** executed the foregoing instrument for the purpose therein contained, by personally signing the name of the **Friends Realty, LLC as Member.**

Witness my hand, at office, this 17th day of May, 2017.

Notary Public

My commission expires: 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Karra Srivinvasa Reddy** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a **Member of Friends Realty, LLC**, the within named bargainor, a limited liability company and that as such **Member** executed the foregoing instrument for the purpose therein contained, by personally signing the name of the **Friends Realty, LLC as Member.**

Witness my hand, at office, this 17th day of May, 2017.

Notary Public _____ My commission expires: 11-6-17

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Yekolla M. Reddy** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a **Member of Friends Realty, LLC**, the within named bargainor, a limited liability company and that as such **Member** executed the foregoing instrument for the purpose therein contained, by personally signing the name of the **Friends Realty, LLC as Member.**

Witness my hand, at office, this 17th day of May, 2017.

Notary Public _____ My commission expires: 11-6-17

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.