WARRANTY DEED

Return To
TRI STAR TITLE & ESCROW, LLC
1535 W NORTHFIELD BLVD, UNIT 16
MURFREESBORO, TN 37129

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $321,250.00

Lindsay W. Walker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of May, 2017.

Sheri L. Morgan
Notary Public

MY COMMISSION EXPIRES: 1/24/2020

(AFFIX SEAL)

SHERI L MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
HEREFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
Amnon Shreibman	Amnon Shreibman	150-00-0-206.00
(NAME)	(NAME)	
P.O. Box 177	P.O. Box 177	
(ADDRESS)	(ADDRESS)	
LaVergne, TN 37086	LaVergne, TN 37086	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20170044689 DEEDWARR
Recvd: 05/25/17 13:16 3 pgs
Fees:18.00 Taxes:1188.63
20170525-0052265

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sylvia Carolyn Daingerfield Trust, Trustee of the Sylvia Carolyn Daingerfield Trust, Penny Ellis Payne Bradshaw Holland, Janie Ellis Knight, (erroneously typed as Jamie Ellis Knight on the Executor's Deed), as equal tenants in common, and James N. Yates, and Terry W. Yates, as tenants in common**, hereinafter called the GRANTOR (S), have bargained and sold, and by these presents do transfer and convey unto **Amnon Shreibman**, hereinafter called the GRANTEE(S), his heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in the 2nd Civil District of Davidson County, Tennessee, more particularly described as follows:

Beginning at a concrete monument on the North margin of Hobson Pike; thence N. 85 deg. 07 min. 35 sec. W. 175.75 feet to an iron pin; thence N. 2 deg. 15 min. 46 sec. W. 1367.50 feet to a found iron pin; thence S 83 deg. 54 min. 04 sec. E. 450 feet to a stake; the dividing line between the land herein described and a 7.19 acre tract; thence S. 2 deg. 06 min. 51 sec. E. 1027.10 feet to a stake on the North margin of Hobson Pike; thence along the margin of said Pike S 39 deg. 50 min. 14 sec. W. 400.0 feet to the beginning point, containing 12.85 acres, more or less.

Being the same property conveyed to Carolyn Daingerfield, Wilbur Yates, Jimmie Yates, Terry Yates, Janie Ellis Knight (erroneously typed as Jamie Ellis Knight on Executor's Deed) and Penny Ellis Bradshaw (formerly known as Penny Ellis Payne) as equal tenants in common by Executor's Deed dated 09/18/1991 from Dewey W. Pedigo Executor of the Estate of Lorene Y. Chadwell of record in Book 8445, Page 143, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sylvia Carolyn Daingerfield, Trustee of the Sylvia Carolyn Daingerfield Trust, dated November 15, 1999 by Quit Claim Deed dated 11/15/2005 from Carolyn Daingerfield of record in Instrument 200512190151618, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James N. Yates (also known as Jimmie Yates) and Terry W. Yates (also known as Terry Yates), as tenants in common by Quit Claim Deed dated 06/10/2014 from James N. Yates,

Trustee of the Maude B. Yates Revocable Living Trust Agreement of record in Instrument 201406120051308, Register's Office for Davidson County, Tennessee.

Subject to taxes for the year 2017, and subsequent years, not yet due and payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☑

This is improved ☐ property, known as 1 Hobson Pike, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his heirs and/or assigns, against the lawful claims of all persons whomsoever. 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 23rd day of May, 2017.

SYLVIA CAROLYN DAINGERFIELD TRUST

Sylvia Carolyn Daingerfield Trustee
By: Sylvia Carolyn Daingerfield, Trustee

Janie Ellis Knight
Janie Ellis Knight

Terry W. Yates
Terry W. Yates

Penny Ellis Payne Bradshaw Holland
Penny Ellis Payne Bradshaw Holland

James N. Yates
James N. Yates

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Sylvia Carolyn Daingerfield, whom I am personally acquainted and who upon her oath acknowledged herself to be the Trustee for the Sylvia Carolyn Daingerfield Trust, and that she being authorized so to do, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal this 23 day of May, 2017.

NOTARY

MY COMMISSION EXPIRES: 8-14-17

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned Notary, personally appeared Penny Ellis Payne Bradshaw Holland, Janie Ellis Knight, James N. Yates and Terry W. Yates, known to me, or proved on the basis of satisfactory evidence, to be the ones who executed the foregoing instrument for the purpose herein contained.

Witness my hand and official seal this 23 day of May, 2017.

NOTARY

My Commission Expires: 8-14-17

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON