WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,000.00

Lindsay W. Wade
Affiant

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

Sheri L. Morgan
Notary Public

MY COMMISSION EXPIRES: 1/24/18

(AFFIX SEAL)

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

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

SHERI L MORGAN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Amnon Shreibman	Amnon Shreibman	151000087.00
(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:T20170044692 DEEDWARR
Recvd: 05/25/17 13:17 2 pgs
Fees:13.00 Taxes:802.90
20170525-0052268

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, **George C. Barnes and Joyce G. Barnes, Trustee(s) of the George C. Barnes and Joyce G. Barnes Revocable Living Trust**, hereinafter called the GRANTOR(S), has 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 Davidson County, Tennessee, described in part according to an August 7, 1974 survey by George Anton, P.E., Tennessee Certificate No. 5348, as follows:

Beginning at iron pin on the northwesterly margin of Hobson Pike at a southwesterly corner of the James L. Franklin property (Book 2692, Page 384, Register's Office for said County); thence, with said margin along a 1949.86 foot radius curve to the left, southwestwardly 115.69 feet to an iron pin; thence, continuing with said margin, S 39 deg. 50' 14" W 401.08 feet to a stake at the southeasterly corner of a 12.85 acre tract as shown on the aforesaid survey; thence, with the easterly line of said tract, N 2 deg. 06'51" W 1027.10 feet to a stake in a southerly line of the Franklin property, thence with said property line and with a fence line, S 83 deg 54' 04" E 463.72 feet (erroneously referred to as 913.72 feet in a previous conveyance) to an iron pin at an interior property corner of Franklin; thence, with a westerly property line of Franklin and along a fence line, S 8 deg. 57' 37" W. 588.06 feet to the point of beginning. containing 7.19 acres, more or less.

Being the same property conveyed to George C. Barnes or Joyce G. Barnes, Trustee(s) of the George C. Barnes and Joyce G. Barnes Revocable Living Trust, Its Heirs, Successors and Assigns by Quit Claim Deed dated 12/11/1999 from George C. Barnes and wife, Joyce G. Barnes of record in Instrument 199912280307446, Register's Office for Davidson County, Tennessee.

Subject to the following: Taxes for the year 2017 and subsequent years, not yet due and payable; Installation Agreement of record in Book 5431, Page 767, said Register's Office.

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 2 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 my hand this 23rd day of May, 2017.

GEORGE C. BARNES AND JOYCE G. BARNES
REVOCABLE LIVING TRUST

X _____
George C. Barnes, Trustee

X _____
Joyce G. Barnes, Trustee

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named George C. Barnes and Joyce G. Barnes, whom I am personally acquainted and who upon their oath acknowledged themselves to be the Trustees for the George C. Barnes and Joyce G. Barnes Revocable Living Trust, and that they being authorized so to do, executed the foregoing instrument for the purpose therein contained.

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

_____
NOTARY

MY COMMISSION EXPIRES: 8-14-17

MARILYN C. NEWMAN
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY

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