WARRANTY DEED

Bill Garrett Davidson County
Batch# 27617 DEEDWARR
11/20/2017 09:26:30 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20171120-0118642

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$350,000.00.

LuAnn Maloney
Affiant

Subscribed and sworn to before me this 15th day of November, 2017

Notary Public
My Commission expires: 5-3-2021

(Affix Seal)

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	SAME	164000600
P.O. Box 177		
LaVergne, TN 37086		

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, **Alan Abrams d/b/a Tennessee Funding Company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Amnon Shreibman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

A Tract or parcel of land in the 2nd, formerly the 3rd Civil District of Davidson County, Tennessee, being part of Lot No. 2 on the Plan of the lands of James Mitchell, deceased, of record in Minute Book "P", Page 36, County Court for said County, described as follows:

BEGINNING in the center of Hamilton Church Road at the southwest corner of the property conveyed to F.H. Wheeler by deed from Mattie S. Cathey, of record in Book 772, Page 521, Register's Office for said County; thence South 4 deg. West 52 poles to a post, Scruggs' northwest corner; thence with Scruggs' northerly line, South 86 deg. East 22.4 poles to a gate post; thence North 4 deg East 43.6 poles to the center of said Road; thence with the center of said road, North 60 deg. West 24 poles, more or less to the beginning.

Being the same property conveyed to Franklin Funding, Inc., from David g. Mangum, Substitute Trustee, by Substitute Trustee's Deed on October 20, 2010, of record in Instrument Number 20101020-0084128, Register's Office for Davidson County, Tennessee. Further conveyed to Alan Abrams d/b/a Tennessee Funding Company from Franklin Funding, Inc., by Quitclaim Deed on April 4, 2017, of record in Instrument Number 20170406-0033956, 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:

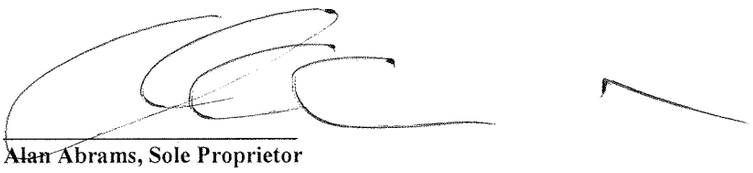
- Taxes and assessments for the year 2018 in the estimated amount of $1,078.59 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 1640000600, which are not due until 10/1/2018.
- Subject to all matters as shown on the Plan of record in Book 6887, Page 564, Register's Office for Davidson County, Tennessee.
- Easement and Agreement of record in Instrument Number 20060526-0062209 , Register's Office for Davidson County, Tennessee.
- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: **3527 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 November 15, 2017.



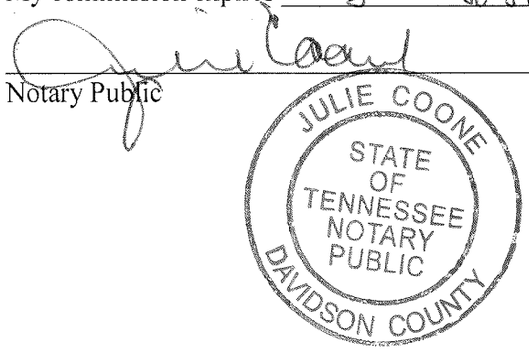
Alan Abrams, Sole Proprietor

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Alan Abrams d/b/a Tennessee Funding Company** to me known to be the person described in and who executed the foregoing instrument, and who further acknowledged that he is the **Sole Proprietor** of the maker or a constituent of the maker and is authorized by the maker and that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 15, 2017

My commission expires 5-3-2021



Notary Public

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

