WARRANTY DEED

Bill Garrett Davidson County
Batch# 48959 DEEDWARR
01/18/2018 02:29:30 PM 4 pgs
Fees: $23.00 Taxes: $1,975.80
20180118-0005423

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$534,000.00.**

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 5th day of January, 2018.

Notary Public
My Commission expires: 11-8-21
(Affix Seal)

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 Parcels 13.00 and 299.00
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, **Brent A. Campbell and Gale E. Campbell, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Amnon Shreibman**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

DEED DESCRIPTION - PROVINCETOWN - PHASE 4 & 5

Being a parcel of property located in the 29th Councilmatic District of Nashville, Davidson County, Tennessee; being Parcel 13 on Davidson County Tax Map 164, and being more particularly described as follows:

BEGINNING at an iron rod old, being a western boundary corner of Section Two - First Revision, Asheford Crossing, as of record in Plat Book 9700, Page 171, Registers Office, Davidson County, Tennessee.

THENCE, following said Section Two & Section Three, Asheford Crossing as of record in Plat Book 9700, Page 545, Registers Office, Davidson County, Tennessee, ***South 06 degrees 28 minutes 22 seconds West, a distance of 739.06 feet*** **to a point;**

THENCE, leaving said Section Three, Asheford Crossing, with a new line
North 83 degrees 20 minutes 27 seconds West, a distance of 24.65 feet **to a point;**

THENCE, with a curve to the left, said curve having a radius of 275.00 feet, an arc length of 67.91 feet and a chord of ***South 89 degrees 35 minutes 06 seconds West for a distance of 67.73 feet to a point;***

THENCE, with a curve to the right, said curve having a radius of 12.50 feet, an arc length of 18.49 feet and a chord of ***North 55 degrees 06 minutes 59 seconds West for a distance of 16.85 feet to a point;***

THENCE, with a curve to the right, said curve having a radius of 247.50 feet, an arc length of 2.08 feet and a chord of ***North 12 degrees 30 minutes 10 seconds West for a distance of 2.08 feet to a point;***

THENCE,
South 77 degrees 44 minutes 16 seconds West, a distance of 55.00 feet **to a point;**

THENCE, with a curve to the left, said curve having a radius of 302.50 feet, an arc length of 6.22 feet and a chord of ***South 12 degrees 51 minutes 06 seconds East for a distance of 6.22 feet to a point;***

THENCE, with a curve to the right, said curve having a radius of 12.50 feet, an arc length of 17.52 feet and a chord of ***South 26 degrees 43 minutes 06 seconds West for a distance of 16.12 feet to a point;***

THENCE,
South 66 degrees 52 minutes 40 seconds West, a distance of 13.43 feet **to a point;**

THENCE, with a curve to the right, said curve having a radius of 315.00 feet, an arc length of 33.28 feet and a chord of ***South 69 degrees 54 minutes 16 seconds West for a distance of 33.26 feet to a point;***

THENCE, with a curve to the right, said curve having a radius of 12.50 feet, an arc length of 21.29 feet and a chord of ***North 58 degrees 16 minutes 10 seconds West for a distance of 18.81 feet to a point;***

THENCE,
South 80 degrees 31 minutes 47 seconds West, a distance of 55.00 feet **to a point;**

THENCE, with a curve to the right, said curve having a radius of 12.50 feet, an arc length of 21.29 feet and a chord of *South 39 degrees 19 minutes 44 seconds West for a distance of 18.81 feet to a point;*

THENCE, with a curve to the right, said curve having a radius of 315.00 feet, an arc length of 49.16 feet and a chord of *North 87 degrees 24 minutes 02 seconds West for a distance of 49.11 feet to a point;*

THENCE,
North 82 degrees 55 minutes 45 seconds West, distance of 41.68 feet to a point; North 07 degrees 04 minutes 15 seconds East, distance of 105.00 feet to a point; North 82 degrees 55 minutes 45 seconds West, distance of 156.34 feet to a point; North 07 degrees 04 minutes 15 seconds East, distance of 133.49 feet to a point; North 82 degrees 55 minutes 45 seconds West, distance of 28.25 feet to a point; North 07 degrees 04 minutes 15 seconds East, distance of 78.50 feet to a point; South 82 degrees 55 minutes 45 seconds East, distance of 75.84 feet to a point; North 07 degrees 04 minutes 15 seconds East, distance of 234.00 feet to a point; South 82 degrees 55 minutes 45 seconds East, distance of 38.10 feet to a point; North 07 degrees 04 minutes 15 seconds East, distance of 155.50 feet to a point; North 82 degrees 55 minutes 45 seconds West, distance of 17.41 feet to a point; North 07 degrees 04 minutes 15 seconds East, distance of 120.44 feet to a point **in the southern boundary line of Section One, Asheford Crossing, as of record in Plat Book 7900, page 937, Registers Office, Davidson County, Tennessee.**

THENCE, following said southern boundary of said Section One & Section Two, Asheford Crossing; *South 82 degrees 55 minutes 45 seconds East for a distance of 454.65 feet* to the point of beginning;

Containing 372,063 square feet or 8.54 acres

DEED DESCRIPTION - PROVINCETOWN - PHASE 6

Being a parcel of property located in the 29th Councilmatic District of Nashville, Davidson County, Tennessee; being Parcel 299 on Davidson County Tax Map 164, and being more particularly described as follows:

BEGINNING at an iron rod old on the northern right-of-way of CSX Railroad (200' R.O.W.), said point being the southwest corner of Section Four, Asheford Crossing, as of record in Plat Book 9700, Page 912, Registers Office, Davidson County, Tennessee;

THENCE, leaving said Section Four, Asheford Crossing, and following said CSX Railroad, *North 50 degrees 18 minutes 50 seconds West for a distance of 818.33 feet* to a point;

THENCE, leaving said CSX Railroad, on a new line meandering with a creek, *North 57 degrees 10 minutes 39 seconds East, a distance of 96.67 feet* to a point;

THENCE, continuing with a curve to the right, said curve having a radius of 540.00 feet, an arc length of 192.26 feet and a chord of *North 67 degrees 22 minutes 48 seconds East for a distance of 191.24 feet*

THENCE, continuing with a new line meandering with a creek,
North 77 degrees 34 minutes 35 seconds East, a distance of 467.95 feet **to a point;**
in the western boundary of Section Three, Asheford Crossing, as of record in Plat Book 9700, Page 545, Registers Office, Davidson County, Tennessee.

THENCE, following said western boundary of Section Three & Section Four Asheford Crossing, *South 06 degrees 28 minutes 22 seconds West for a distance of 754.01 feet* to the point of beginning;

Containing 276,650 square feet or 6.35 acres

Being part of the same property conveyed to Brent A. Campbell and Gale E. Campbell by Quitclaim Deed from Tiara Development, LLC dated April 4, 2008 of record in Instrument Number 20080407-0035046, 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 and subsequent years a lien, but not yet due and payable.
- Grant of Gas Service or Fuel Line Easement of record in Book 6928, page 930, and Book 8083, page 79, Register's Office for said County.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10034, page 452, Register's Office for said County.
- Sign Easement of record in Book 6196, page 738, Register's Office for said County.
- Declaration of Restrictive Covenants, Dedication of Easement, Sewer Reimbursement of record in Book 9336, page 238, Register's Office for said County.
- Easement of record in Book 1224, page 256, Register's Office for said County.

- Easement Deed by Court Order of record in Instrument No. 20120228-0017172, Register's Office for said County.
- Development Easement and Agreement of record in Instrument No. 20031124-0170577, Register's Office for said County.
- No insurance is afforded as to the exact amount of acreage contained herein.
- Subject to all easement rights of way, streets, roads, or railways affecting the land not shown in the public records which would be disclosed by an accurate survey or inspection of the land.
- Subject to any rights, interest or claim of parties in possession of the land not shown by the public records.
- Subject to any encroachments, overlaps, overhangs, violated restrictions, setback line violations, boundary line dispute variations in area, party walls, easements and other matters.
- Any and all visible easements lying on and across the property.
- Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
- All applicable building regulations and zoning ordinances.
- Subject to right of way for L & N Railroad.

This is improved property known as: **0 and 2840 Old Franklin 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 January 5, 2018.

Brent A. Campbell

Gale E. Campbell

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Brent A. Campbell and Gale E. Campbell** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 5, 2018

Notary Public

My commission expires 11-8-21

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

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

My commission expires: 5-3-2021