Send Tax Statements To:
LHF 4 ASSETS, LLC
5001 Plaza On The Lake, #200
Austin, TX 78746

Name and Address of New Owner:
LHF 4 ASSETS, LLC
5001 Plaza On The Lake, #200
Austin, TX 78746

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

From Information Furnished By
The Parties

Map/Parcel: 164-08-0C-91.00CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **AMNON SHREIBMAN AND RUTH SHREIBMAN, TRUSTEES OF THE AMNON AND RUTH SHREIBMAN TRUST, AND AMNON SHREIBMAN AND RUTH SHREIBMAN, INDIVIDUALLY,** has this day bargained and sold and does hereby transfer and convey unto, **LHF 4 ASSETS, LLC,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of Nashville, and being described as follows, to-wit:

Being all of Lot No. 1, On the Final Plat Section Three, Hamilton Chase "Cluster Lot Subdivision", according to plat and survey appearing of record in Plat Book 33, page 165, of the Register's Office of ~~Rutherford~~ County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot. * Davidson

Being the same property conveyed to Amnon Shreibman and Ruth Shreibman, Trustees of the Amnon and Ruth Shreibman Trust, dated March 11, 2016, appearing of record in Instrument No. 20160929-0102520, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants contained in instrument of record in Instrument No. 20050728-0087946; amended in Instrument No. 20051031-0131315; Surveyor's Certificate of Correction of record in Instrument No. 20070723-0087046 and in Instrument No. 20070529-0063683; Road Agreement and Sewer Easements of record in Instrument No. 20040416-0043248; Stormwater Detention Agreement of record in Instrument No. 20040102-0000420; Homeowners Association Charter of record in Instrument No. 20060914-0113689; and to any and all matters shown on said plat and survey of record in Plat Book 33, page 165; all of said Register's Office.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **LHF 4 ASSETS, LLC,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2018 real property taxes which have been prorated between the parties and are assumed by the Grantee.

Bill Garrett Davidson County
Batch# 55062 DEEDWARR
02/05/2018 12:51:30 PM 3 pgs
Fees: $18.00 Taxes: $952.75
20180205-0011489

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 10th day of January, 2018.

AMNON SHREIBMAN AND RUTH SHREIBMAN, TRUSTEES OF THE AMNON AND RUTH SHREIBMAN TRUST

Amnon Shreibman, Trustee

Amnon Shreibman, Individual

Ruth Shreibman, Trustee
by Amnon Shreibman, Attorney in Fact

Ruth Shreibman, Individual
by Amnon Shreibman, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Amnon Shreibman, Trustee, and Amnon Shreibman, individual, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS my hand and official seal at office this January 10th, 2018.

My Commission Expires: 6-21-20

Brandie L. Phillips
Notary Public

BRANDIE A PHILLIPS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Amnon Shreibman with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-in-fact for Ruth Shreibman Trustee, and Ruth Shreibman, individual, the within named bargainor(s), and that he as such Attorney-in-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Ruth Shreibman, the bargainor(s), by the said Amnon Shreibman, Attorney-in-Fact.

See Instrument #20100408-0026617 for the recorded Power Of Attorney.

WITNESS my hand and seal, this 10th day of January, 2018.

My Commission Expires: 6-21-20

Brandie L. Phillips
Notary Public

BRANDIE A PHILLIPS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 257,500.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this 10th day of January, 2018.

NOTARY PUBLIC
My Commission Expires:

PAMELA VANENHUIZEN STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY, TN
My Comm. Exp. 03-19-19

201802050011489

I, Timothy D. Wardlow, 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.

State of TENNESSEE

County of SHELBY

Personally appeared before me, Janet S. Hinrichs, a notary public for this county and state, Timothy D. Wardlow who acknowledges that this certification of an electronic document is true and correct, and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: _____

Notary's Seal (If on paper)

