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

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Amnon Shreibman
6334 Mt View Road
Antioch, TN 37013
SEND TAX BILLS TO:
PO Box 177
LaVergne, TN 37086

Bill Garrett Davidson County
Batch# 60755 DEEDWARR
02/21/2018 10:30:55 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20180221-0016402

WARRANTY DEED

(Map 150 00 0, Parcel 212.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **JAMES A. GLOVER and wife, PEGGY GLOVER**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **AMNON SHREIBMAN,** hereinafter referred to as "Grantee", his heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in the 3rd Civil District of Davidson County, Tennessee, as described according to a survey by Donald R. Carver, dated November 24, 1973, as follows:
>
> BEGINNING at a point in the easterly margin of Mt. View Road, said point being the northwesterly corner of that tract conveyed to Ann Knox Franklin by deed of record in Book 1847, page 65, Register's Office for Davidson County, Tennessee; thence, S 70° 05' E, 572.0 feet to a point; thence, along a line running in a southerly direction, 390.5 feet to a point; thence, N 87° 00' W, 547.0 feet to a point; thence N 2° 25' E, 433.6 feet to a point; thence, N 43° 16' W, 34.4 feet to a point in the easterly margin of Mt. View Road; thence, N 50° 00' E (Erroneously shown as W in prior deeds.), 150.9 feet to the point of beginning, containing 6.48 acres, more or less.
>
> BEING the same property conveyed to James A. Glover and wife, Peggy Glover, by Warranty Deed from Thomas J. Green and wife, Juanita Green, dated July 15, 1982, of record in Book 5912, page 276, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record; to Grant of Transmission Line easement of record in Book 4428, page 568; to Agreement for Drainage Easement for Drainage Ditch and Permanent Easement and/or Right of Way of record in Book 4717, page 515; to Right-of-way easement of Mt. View Road, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 6334 Mt View Road, Antioch, TN 37013.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns, forever.

Grantors covenant with the said Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2018 real property taxes which will be prorated at closing and paid by the Grantee.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS and signatures on this the 16th day of February, 2018.

JAMES A. GLOVER

PEGGY GLOVER

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James A. Glover and Peggy Glover, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of February, 2018.

Notary Public

My Commission Expires: May 15th, 2021

(SEAL)

J KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $300,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 16th day of February, 2018.

Notary Public

My commission expires: May 15th, 2021

J KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

File No. 20171078