WARRANTY DEED

Bill Garrett Davidson County
Batch# 72740 DEEDWARR
03/23/2018 02:40:30 PM 5 pgs
Fees: $28.00 Taxes: $1,620.78
20180323-0027699

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, **$438,049.00.**

CD2

Affiant

Subscribed and sworn to before me this 20th day of March, 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	Tract B: Map 163160B00100CO; Tract C: Map 16400030200; Tract D: Map 16400030100; Tract E: Map 16300040100
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: ***Provincetown-Outparcel***

Tract "B"

February 14, 2018

Being land located in the 29th Councilmatic District of Nashville, Davidson County, Tennessee, being Lot Number 5 as shown on the Final Plat, First Revision of Phase Two, Provincetown as of record in Instrument No. 20080729-0077388 in the Registers Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point, said point being an iron rod (old) at the Southwest corner of the land shown on the Final Plat of Matlock, as of record in Instrument No. 20070430-0051281 R.O.D.C. TN, also being on the North Line of Phase Two, Provincetown as of record in Instrument No. 20040218-0018392 R.O.D.C., TN;

THENCE, following the East line of said Matlock property and the West line of said Phase Two, Provincetown *North 32 degrees 35 minutes 25 seconds East, a distance of 110.08 feet* to an iron rod (old);

THENCE, leaving the East Line of Matlock and the West Line of said Phase Two, Provincetown *South 68 degrees 44 minutes 35 seconds East, a distance of 157.39 feet* to an iron rod (old), being on the West right-of-way line of Cedar Ash Crossing;

THENCE, following the West right-of-way line of Cedar Ash Crossing with a curve to the left, said curve having *a radius of 302.50 feet*, an *arc length of 70.29 feet*, and a chord of *South 13 degrees 43 minutes 38 seconds West, a distance of 70.13 feet* to an iron rod (old);

THENCE, continuing with the West right-of-way line of Cedar Ash Crossing, *South 07 degrees 04 minutes 15 seconds West, a distance of 11.03* feet to an iron rod (old);

THENCE, with a curve to the right, said curve having *a radius of 12.50 feet*, an *arc length of 15.95 feet*, and a chord of *South 43 degrees 36 minutes 52 seconds West, a distance of 14.89 feet* to an iron rod (old), being on the North right-of-way line of the Monroe Crossing;

THENCE, following the North right-of-way line of the Monroe Crossing with a curve to the left, said curve having *a radius of 125.00 feet*, an *arc length of 115.36 feet*, and a chord of *South 53 degrees 43 minutes 10 seconds West, a distance of 111.31 feet* to an iron rod (old);

THENCE, with a curve to the right, said curve having *a radius of 12.50 feet*, an *arc length of 15.23 feet*, and a chord of *South 62 degrees 10 minutes 32 seconds West, a distance of 14.30 feet* to an iron rod (old);

THENCE, continuing with the North right-of-way line of Monroe Crossing, *North 82 degrees 55 minutes 45 seconds West, a distance of 69.34* feet to an iron rod (old);

THENCE, with a curve to the right, said curve having *a radius of 265.00 feet*, an *arc length of 17.82 feet*, and a chord of *North 81 degrees 00 minutes 10 seconds West, a distance of 17.82 feet* to an iron rod (old), being the Southeast corner of Lot No. 2 on the Final Plat of Phase One, Provincetown as of record in Instrument No. 20040218-0018388 R.O.D.C., TN;

THENCE, leaving the North right-of-way line of Monroe Crossing and following the East line of said Lot No.2 *North 13 degrees 18 minutes 10 seconds East, a distance of 7.81 feet* to an iron rod (old);

THENCE, with a curve to the right, said curve having *a radius of 150.00 feet*, an *arc length of 51.78 feet*, and a chord of *North 23 degrees 11 minutes 30 seconds East, a distance of 51.52 feet* to an iron rod (old);

THENCE, continuing with the East line of said Lot No.2,
North 32 degrees 56 minutes 52 seconds East, a distance of 22.47 feet to an iron rod (old);
North 54 degrees 01 minutes 49 seconds West, a distance of 42.03 feet to an iron rod (old);
North 32 degrees 30 minutes 42 seconds West, a distance of 20.03 feet to the point of beginning.

Containing 29,972 square feet or 0.69 acres more or less.

Provincetown-Outparcel
Tract "C"
February 14, 2018

Being land located in the 29th Councilmatic District of Nashville, Davidson County, Tennessee, being Lot Number 14 as shown on the Final Plat of Phase 3-B, Provincetown as of record in Instrument No. 20080729-0077401 in the Registers Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point, said point being an iron rod (old) at the Northwest corner of Lot No.8 on the Final Plat, First Revision of Phase 3-A, Provincetown as of record in Instrument No. 20060907-0110570 R.O.D.C. TN;

THENCE, following the West line of said Lot No.8 *South 07 degrees 04 minutes 15 seconds West, a distance of 83.05 feet* to an iron rod (old), being on the North right-of-way line of Monroe Crossing;

THENCE, leaving the West line of Lot No. 8 and following the North right-of-way line of Monroe Crossing *North 82 degrees 55 minutes 45 seconds West, a distance of 96.53 feet* to an iron rod (old);

THENCE, continuing with the North right-of-way line of Monroe Crossing with a curve to the right, said curve having *a radius of 12.50 feet*, an *arc length of 15.23 feet*, and a chord of *North 48 degrees 02 minutes 02 seconds West, a distance of 14.30 feet* to an iron rod (old);

THENCE, with a curve to the left, said curve having *a radius of 125.00 feet*, an *arc length of 115.36 feet*, and a chord of *North 39 degrees 34 minutes 40 seconds West, a distance of 111.31 feet* to an iron rod (old);

THENCE, with a curve to the right, said curve having *a radius of 12.50 feet*, an *arc length of 15.95 feet*, and a chord of *North 29 degrees 28 minutes 23 seconds West, a distance of 14.89 feet* to an iron rod (old), being on the East right-of-way line of Cedar Ash Crossing;

THENCE, following the East right-of-way line of Cedar Ash Crossing, *North 07 degrees 04 minutes 15 seconds East, a distance of 11.03* feet to an iron rod (old);

THENCE, with a curve to the right, said curve having *a radius of 247.50 feet*, an *arc length of 61.28 feet*, and a chord of *North 14 degrees 09 minutes 50 seconds East, a distance of 61.12 feet* to an iron rod (old);

THENCE, *North 21 degrees 15 minutes 25 seconds East, a distance of 12.08* feet to an iron rod (old);

THENCE, with a curve to the right, said curve having *a radius of 12.50 feet*, an *arc length of 18.96 feet*, and a chord of *North 64 degrees 42 minutes 36 seconds East, a distance of 17.19 feet* to an iron rod (old), being on the South right-of-way line of Rosander Lane

THENCE, following the South right-of-way line of Rosander Lane with a curve to the left, said curve having *a radius of 302.50 feet*, an *arc length of 58.56 feet*, and a chord of *South 77 degrees 22 minutes 59 seconds East, a distance of 58.47 feet* to an iron rod (old);

THENCE, *South 82 degrees 55 minutes 45 seconds East, a distance of 55.08* feet to an iron rod (old);

THENCE, leaving the South right-of-way line of Rosander Lane *South 37 degrees 55 minutes 45 seconds East, a distance of 84.50* feet to an iron rod (old);

THENCE, *South 07 degrees 04 minutes 15 seconds West, a distance of 40.70 feet* to the point of beginning.

Containing 28,890.6 square feet or 0.66 acres more or less.

Provincetown-Outparcel
Tract "D"
February 14, 2018

Being land located in the 29th Councilmatic District of Nashville, Davidson County, Tennessee, being Lot Number 13 as shown on the Final Plat of Phase 3-B, Provincetown as of record in Instrument No. 20080729-0077401 in the Registers Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point, said point being an iron rod (old) on the South right-of-way line of Monroe Crossing, said point being the Southerly most point on the Monroe Crossing roundabout right-of-way as shown on the Final Plat, First Revision of Phase Two, Provincetown as of record in Instrument No. 20080729-0077388 R.O.D.C. TN;

THENCE, following the South right-of-way line of Monroe Crossing *North 82 degrees 55 minutes 45 seconds West, a distance of 11.38 feet* to an iron rod (old);

THENCE, continuing with the South right-of-way line of Monroe Crossing with a curve to the left, said curve having *a radius of 12.50 feet*, an *arc length of 15.23 feet*, and a chord of *South 62 degrees 10 minutes 32 seconds West, a distance of 14.30 feet* to an iron rod (old);

THENCE, with a curve to the right, said curve having *a radius of 125.00 feet*, an *arc length of 115.36 feet*, and a chord of *South 53 degrees 43 minutes 10 seconds West, a distance of 111.31 feet* to an iron rod (old);

THENCE, with a curve to the left, said curve having *a radius of 12.50 feet*, an *arc length of 15.95 feet*, and a chord of *South 43 degrees 36 minutes 53 seconds West, a distance of 14.89 feet* to an iron rod (old);

THENCE, *South 07 degrees 04 minutes 15 seconds West, a distance of 11.26* feet to an iron rod (old);

THENCE, leaving the South right-of-way line of Monroe Crossing
South 07 degrees 04 minutes 15 seconds West, a distance of 86.92 feet to an iron rod (old);
South 82 degrees 55 minutes 45 seconds East, a distance of 120.15 feet to an iron rod (old);
North 52 degrees 04 minutes 15 seconds East, a distance of 82.81 feet to an iron rod (old);
North 07 degrees 04 minutes 15 seconds East, a distance of 123.67 feet to an iron rod (old);

THENCE, with a curve to the left, said curve having *a radius of 12.50 feet*, an *arc length of 19.63 feet*, and a chord of *North 37 degrees 55 minutes 45 seconds West, a distance of 17.68 feet* to an iron rod (old);

THENCE, *North 82 degrees 55 minutes 45 seconds West, a distance of 53.30 feet* to the point of beginning.

Containing 27,512.6 square feet or 0.63 acres more or less.

Provincetown-Outparcel

Tract "E"
February 14, 2018

Being land located in the 29th Councilmatic District of Nashville, Davidson County, Tennessee, being Lot Number 12 as shown on the Final Plat of Phase 3-B, Provincetown as of record in Instrument No. 20080729-0077401 in the Registers Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point, said point being an iron rod (old) on the South right-of-way line of Monroe Crossing, said point being at the end of the South right-of-way line of Monroe Crossing as shown on the Final Plat, First Revision of Phase One, Provincetown as of record in Instrument No. 20080729-0077387 in the Registers Office for Davidson County, Tennessee, also being the beginning of the South right-of-way line of Monroe Crossing as shown on the Final Plat, First Revision of Phase Two, Provincetown as of record in Instrument No. 20080729-0077388 in the Registers Office for Davidson County, Tennessee, and being more particularly described as follows:

THENCE, following the South right-of-way line of Monroe Crossing *North 82 degrees 55 minutes 45 seconds West, a distance of 62.97 feet* to an iron rod (old);

THENCE, continuing with the South right-of-way line of Monroe Crossing with a curve to the right, said curve having *a radius of 334.36 feet*, an *arc length of 2.64 feet*, and a chord of *North 82 degrees 42 minutes 12 seconds West, a distance of 2.64 feet* to an iron rod (old);

THENCE, leaving the South right-of-way line of Monroe Crossing with a curve to the left, said curve having *a radius of 12.50 feet*, an *arc length of 18.37 feet*, and a chord of *South 55 degrees 24 minutes 51 seconds West, a distance of 16.76 feet* to an iron rod (old);

THENCE, *South 13 degrees 18 minutes 09 seconds West, a distance of 19.61* feet to an iron rod (old);

THENCE, with a curve to the right, said curve having *a radius of 297.50 feet*, an *arc length of 91.26 feet*, and a chord of *South 22 degrees 05 minutes 24 seconds West, a distance of 90.90 feet* to an iron rod (old);

THENCE, *South 54 degrees 04 minutes 00 seconds East, a distance of 40.90* feet to an iron rod (old);

THENCE, with a curve to the right, said curve having *a radius of 178.50 feet*, an *arc length of 50.27 feet*, and a chord of *South 45 degrees 59 minutes 53 seconds East, a distance of 50.11 feet* to an iron rod (old);

THENCE,
South 37 degrees 55 minutes 45 seconds East, a distance of 37.33 **feet to an iron rod (old);**
South 82 degrees 55 minutes 45 seconds East, a distance of 109.46 feet **to an iron rod (old);**
North 07 degrees 04 minutes 15 seconds East, a distance of 86.85 feet **to an iron rod (old), being on the South right-of-way line of Monroe Crossing as shown on the Final Plat, First Revision of Phase Two, Provincetown as of record in Instrument No. 20080729-0077388 R.O.D.C., TN;**

THENCE, following the South right-of-way line of Monroe Crossing ***North 07 degrees 04 minutes 15 seconds East, a distance of 11.26 feet*** **to an iron rod (old);**
THENCE, continuing with the South right-of-way line of Monroe Crossing with a curve to the left, said curve having ***a radius of 12.50 feet,*** **an** ***arc length of 15.95 feet,*** **and a chord of** ***North 29 degrees 28 minutes 23 seconds West, a distance of 14.89 feet*** **to an iron rod (old);**

THENCE, with a curve to the right, said curve having ***a radius of 125.00 feet,*** **an** ***arc length of 115.36 feet,*** **and a chord of** ***North 39 degrees 34 minutes 40 seconds West, a distance of 111.31 feet*** **to an iron rod (old);**

THENCE, with a curve to the left, said curve having ***a radius of 12.50 feet,*** **an** ***arc length of 15.23 feet,*** **and a chord of** ***North 48 degrees 02 minutes 03 seconds West, a distance of 14.30 feet*** **to an iron rod (old);**

THENCE, ***North 82 degrees 55 minutes 45 seconds West, a distance of 6.38 feet*** **to the point of beginning.**

Containing 29,187 square feet or 0.67 acres more or less.

Being part of the same property conveyed to Brent C. Campbell and Gale E. Campbell by Quitlcaim Deed from Tiara Development, LLC dated April 4, 2008 and found 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~~ unimproved property known as: **Tracts B, C, D and E Provincetown, 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 March 20, 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 March 20, 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

My commission expires: 5-3-2021

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