WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$247,951.00.**

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 20th day of March, 20 18

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

Bill Garrett Davidson County
Batch# 72741 DEEDWARR
03/23/2018 02:42:30 PM 3 pgs
Fees: $18.00 Taxes: $917.42
20180323-0027700

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	16300039500
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 "A"
February 14, 2018

Being land located in the 29th Councilmatic District of Nashville, Davidson County, Tennessee, being Lot Number 4 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, 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 also being the Northeast corner of Lot No. 5 on the Final Plat for Phase One, First Revision, Provincetown as of record in Instrument No. 20080729-0077387 R.O.D.C., TN;

THENCE, following the South right-of-way line of Monroe Crossing *South 54 degrees 04 minutes 00 seconds East, a distance of 286.72 feet* to an iron rod (old), being the Northwest corner of Lot No. 3 of said Phase One, First Revision, Provincetown;

THENCE, leaving the South right-of-way line of Monroe Crossing and following the West Line of said Lot No. 3 *South 35 degrees 56 minutes 00 seconds West, a distance of 191.51 feet* to an iron rod (old), being on the North right-of-way line of the CSX Railroad;

THENCE, leaving the West Line of Lot No.3 and following the North right-of-way Line of the CSX Railroad with a curve to the left, said curve having *a radius of 3,131.32 feet*, an *arc length of 339.92 feet*, and a chord of *North 61 degrees 12 minutes 11 seconds West, a distance of 339.75 feet* to an iron rod (old), being the Southeast corner of Lot No.5 of said Phase One. Provincetown;

THENCE, leaving the North right-of-way line of the CSX Railroad, and following the East line of Lot No.5;
***North 35 degrees 56 minutes 00 seconds East, a distance of 128.72* feet to an iron rod (old);**
***South 54 degrees 04 minutes 00 seconds East, a distance of 50.40* feet to an iron rod (old);**
***North 35 degrees 56 minutes 00 seconds East, a distance of 105.00* feet to the point of beginning.**

Containing 65,340 square feet or 1.50 acres, more or less.

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 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 unimproved property known as: **5838 Monroe Xing, 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.

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 11-8-21

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
BEAURY COUNTY, TENN.

My commission expires: 5-3-2021