WARRANTY DEED

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

Bill Garrett Davidson County
Batch# 74450 DEEDWARR
03/28/2018 02:11:14 PM 2 pgs
Fees: $13.00 Taxes: $1,043.40

20180328-0029086

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of March, 2018

Notary Public

MY COMMISSION EXPIRES: 1/21/22

(AFFIX SEAL)

SHERI L MORGAN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Amnon Shreibman	New Owner	151090A153000
(NAME)	(NAME)	
PO Box 177		
(ADDRESS)	(ADDRESS)	
LaVergne, TN 37086		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Clifford M. Garcia and Leah Lynn Garcia,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Amnon Shreibman,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 153 on the Plan of Phase II, Section I, Long Hunter Chase, of record in Book 7900, Pages 763 and 764, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Clifford M. Garcia and wife, Leah Lynn Garcia from Radnor Homes, Inc. by Warranty Deed of record in Book 9720, Page 11, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Clifford M. Garcia by Leah Lynn Garcia as Attorney-In~Fact pursuant to recorded Power of Attorney of record in Book *, Page _____ , in the Register's Office for Rutherford, County, Tennessee.

*20180328-0029085

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 200 Cambridge Pl., Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my/our hands this 22nd day of March, 2018.

Clifford M. Garcia
by Leah Lynn Garcia
Attorney in fact

Clifford M. Garcia
By: Leah Lynn Garcia as his attorney in fact

Leah Lynn Garcia

State of Tennessee
County of Williamson

Personally appeared before me Leah Lynn Garcia, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 22nd day of March, 2018.

Notary Public _____
My Commission Expires: _____

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 22nd day of March, 2018, before me personally appeared Leah Lynn Garcia, the person who executed the foregoing instrument on behalf of Clifford M. Garcia and who acknowledged that she executed the same as the free act and deed of the said Clifford M. Garcia , through Power of Attorney granted him by the said Clifford M. Garcia.

Witness my hand and official seal at FRANKLIN, TENNESSEE, this 22nd March, 2018.

Notary Public
My commission expires:

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

File No.: 12930