WARRANTY DEED

Returned

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 1/24/21
(AFFIX SEAL)

Karen Y Johnson Davidson County
Batch# 152346 DEEDWARR
10/18/2018 09:54:22 AM 2 pgs
Fees: $13.00 Taxes: $222.00

20181018-0103357

SHERI L MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-0818

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Amnon Shreibman, married	Owner	16400011400
(NAME) P.O. Box 177	(NAME)	
(ADDRESS) La Vergne, TN 37086	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SIXTY THOUSAND AND NO/100 DOLLARS ($60,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CHARLTON REALTY CO.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMNON SHREIBMAN, MARRIED**, 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:

A tract of land in the 2nd, formerly 3rd, Civil District of Davidson County, Tennessee, described according to a survey made by Lewis D. Justice, Surveyor, June 22, 1945, as follows:

Beginning in the center of Pinhook Road, at the northeast corner of the property conveyed to William K. Spivey and wife, by deed from J. G. Womack and wife, as of record in Book 2151, Page 4, Register's Office for said County; thence with the center of said Road south 85 deg. 30 min. east 400 feet to a point; thence leaving said Road, South 0 deg. 45 min. east 1340 feet to a point; thence south 76 deg. 20 min. west 200 feet to said Spivey's southeast corner; thence with said Spivey's easterly line north 7 deg. 50 min. west 1433 feet to the beginning, containing 9.35 acres, more or less.

INCLUDED, BUT SPECIFICALLY EXCLUDED THEREFROM, is the following described property, as of record in Book 11044, Page 562, Register's Office for said county:

A parcel of land located in the Second Civil District of Davidson County, State of Tennessee, northwest of Hobson Pike (formerly Old Hickory Boulevard), as shown on sheet 1 of US-TVA drawing LW-7675, Revision 4, entitled "Pinhook, Tennessee Substation and Access Road Property Map," the said parcel being more particularly described as follows:

Commencing at a point (Lat. 36 deg. 02' 37" N, Long. 86 deg. 36' 18" W) where the northwest right-of-way line on Hobson Pike crosses the northeast right-of-way line of the Great Falls- Murfreesboro -South Nashville Transmission Line, as shown on sheet 29 of US-TVA drawing L W-2826; thence leaving the said transmission line right-of-way line and with the said highway right-of-way line N 55 deg. 08' E, 50.5 feet to a point; thence N 55 deg. 16' 46" E, 1,037.82 feet to an iron pin; thence N 56 deg. 54' 17" E, 106.83 feet to a point on a fence line and the property line between Belz/Becker-Lewis-Shlenker Properties and James H. Estes et al.; thence leaving the said highway right-of-way line and with the said fence line and the said property line N 07 deg. 42' 45" E, 268.39 feet to a point; thence S 80 deg. 33' 41" W, 752.83 feet to a point which is a common corner in the lands of Trevecca Nazarene College, James H. Estes et al., and Belz/Becker-Lewis-Shlenker Properties, the said point being the Point Of Beginning.

Thence leaving the point of beginning, the said common corner, and the said property line and with the said fence line and property line between Trevecca Nazarene College and Belz/Becker-Lewis- Shlenker

Properties S 80 deg. 33' 41" W, 201.43 feet to a point which is a common corner in the lands of Trevecca Nazarene College, Belz/Becker-Lewis-Shlenker Properties, and Daniel W. McCollum; thence leaving the said common corner and the said property line and with the said fence line and the property line between Trevecca Nazarene College and Daniel W. McCollum N 02 deg. 08' 29" W, 792.79 feet to an iron pin which is a common corner in the lands of Trevecca Nazarene College, Daniel W. McCollum, and Wesley W. Huggins et ux.; thence leaving the said common corner and the said property line and with the said fence line and the property line between Trevecca Nazarene College and Wesley W. Huggins et ux., N 03 deg. 23' 39" W, 18.19 feet to a point; thence leaving the said fence line and the said property line and with the northeast line of the herein described parcel S 48 deg. 30' 00" E, 376.97 feet to a point on a fence line and the property line between Trevecca Nazarene College and James H. Estes et al.; thence leaving the said northeast line of the herein described parcel and with the said fence line and the said property line S 05 deg. 43' 46" W, 530.22 feet to the point of beginning, and containing 3.72 acres, more or less.

Being the same property conveyed to Charlton Realty Co. by deed from Trevecca Nazarene College of record in Instrument 20051219-0151830, Register's Office for said County, dated December 15, 2006.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and paid by the Grantors; (2) Transmission Line Easement of record in Book 2346, Page 320, said Register's Office; (3) Declaration of taking for TVA lines of record in Book 4418, Page 487, said Register's Office; (4) Judgment for TVA lines of record in Book 4492, Page 595, said Register's Office.

unimproved ☒
This is improved ☐ property, known as 0 Pin Hook, Antioch, TN 37013
(House No.) (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 our hands this 12th day of October, 2018.

Charlton Realty Co.

BY: _____
Troy L. Charlton
Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Troy L. Charlton with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Vice President respectively of Charlton Realty Co. the within named bargainer, and corporation, and that he/she as such Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 12th day of October, 2018.

My Commission Expires: 5/5/20

_____
Notary Public

PATRICIA NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.