WARRANTY DEED

Karen Johnson Davidson County
Batch# 276648 DEEDWARR
08/27/2019 08:41:12 AM 2 pgs
Fees: $13.00 Taxes: $573.50

20190827-0085971

M-GCB-19-3924

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DEWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Amnon Shreibman	**Same as New Owner**	
(NAME)	(NAME)	
PO Box 177		**165-00-0-059.00**
(ADDRESS)	(ADDRESS)	
La Vergne, TN 37086		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MEG CRESSMAN, TRUSTEE OF THE LILLIE LOVE REVOCABLE TRUST, DATED NOVEMBER 16, 2004, AS AMENDED AND RESTATED ON SEPTEMBER 6, 2017,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AMNON SHREIBMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

BEGINNING ON A LOUD NOISE IN THE CENTERLINE OF PIN HOOK ROAD, SAID LOUD NOISE BEING A METAL DETECTED SIGNAL BELIEVED TO BE A RAILROAD SPIKE PAVED OVER AND CALLED FOR IN SUBJECT DEED, SAID NOISE BEING THE SOUTHEAST CORNER OF SUBJECT PROPERTY CONVEYED TO LILLIE LOVE REVOCABLE TRUST, (INSTRUMENT NO. 20161220-0133536) AND LYING NORTH 17 DEGREES 31 MINUTES 05 SECONDS EAST A DISTANCE OF 24.40 FEET FROM AN IRON PIN IN CONCRETE AT THE NORTHEAST CORNER OF PEPPERTREE FOREST, SECTION TEN, (PLAT BOOK 7900, PAGE 938):

THENCE, FOLLOWING CENTERLINE OF PIN HOOK ROAD AS FOLLOWS:
NORTH 77 DEGREES 20 MINUTES 43 SECONDS WEST A DISTANCE OF 200.00 FEET TO A POINT,
NORTH 76 DEGREES 14 MINUTES 45 SECONDS WEST A DISTANCE OF 100.00 FEET TO A POINT,
NORTH 72 DEGREES 26 MINUTES 40 SECONDS WEST A DISTANCE OF 100.19 FEET TO A LOUD NOISE IN THE CENTERLINE, SAID LOUD NOISE BEING A METAL DETECTED SIGNAL BELIEVED TO BE A RAILROAD SPIKE PAVED OVER AS CALLED FOR IN SUBJECT DEED;

THENCE, WITH LEAVING THE CENTERLINE:
NORTH 15 DEGREES 13 MINUTES 45 SECONDS EAST A DISTANCE OF 24.91 FEET TO AN IRON PIN FOUND ON THE NORTHERLY RIGHT OF WAY OF SAID PIN HOOK ROAD AT THE SOUTHEAST CORNER OF PARCEL 60, SAID PARCEL CONVEYED TO MAY E. BENNETT, TRUSTEE (INSTRUMENT NO. 20140113-0003303);

THENCE, LEAVING THE RIGHT OF WAY WITH EASTERLY LINES OF PARCELS 60, 113, 61 AND 62:
NORTH 15 DEGREES 07 MINUTES 59 SECONDS EAST A DISTANCE OF 748.54 FEET TO AN IRON PIN SET IN SOUTHERLY LINE OF PARCEL 56, SAID PARCEL CONVEYED TO CLAUDE RICHESON (BOOK 1248, PAGE 188);

THENCE, WITH SOUTHERLY AND WESTERLY LINE OF SAID PARCEL 56 AS FOLLOWS:
SOUTH 55 DEGREES 04 MINUTES 45 SECONDS EAST A DISTANCE OF 400.00 FEET TO A 6X6 WOOD POST, SOUTH 13 DEGREES 00 MINUTES 15 SECONDS WEST, PASSING OVER A FENCE CORNER POST AT 607.07 FEET, FOR A TOTAL DISTANCE OF 631.65 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 6.27 ACRES, MORE OR LESS.

Being the same property conveyed to Joe Charles Love and wife, Lillie Mai Love, by Warranty Deed from Claude Wilson Richeson and wife, Hattie Elizabeth Richeson, of record in Book 2808, page 491, Register's Office for Davidson County, Tennessee, dated September 09, 1958. The said Joe Charles Love having since died on January 1, 2014, leaving the said Lillie Mai Love as sole tenant by the entirety.

Further being the same property conveyed to the Lillie Love Revocable Trust by Quitclaim Deed from Lillie Mai Love, of record in Instrument No. 20161220-0133536 Register's Office for Davidson County, Tennessee, dated November 10, 2016 and recorded on December 20, 2016. The said Lillie Mai Love (being one and the same as Lillie Love) having since died on October 16, 2017, the said Meg Cressman having been duly appointed Successor Trustee of the Lillie Love Revocable Trust, dated November 16, 2004, as amended and restated on September 6, 2017 (being one and the same as the Lillie Love Revocable Trust), as of record in Case No. 17P-1821, in the Seventh Circuit Court of Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3924 Pin Hook Road, Nashville, Tennessee 37203**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 22nd DAY OF AUGUST, 2019.

Lillie Love Revocable Trust, dated November 16, 2004, as amended and restated on September 6, 2017

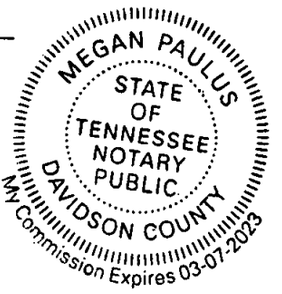
BY: Meg Cressman
Meg Cressman
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MEG CRESSMAN, TRUSTEE of LILLIE LOVE REVOCABLE TRUST, DATED NOVEMBER 16, 2004, AS AMENDED AND RESTATED ON SEPTEMBER 6, 2017, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 22nd of August, 2019.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212