(1)

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

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (NFG)
150 3rd Avenue South, Suite 2800
Nashville, Tennessee 37201

# SPECIAL WARRANTY DEED

| Address New Owners: | Send Tax Bills To: | Map/Parcel Number: |
|---|---|---|
| Amnon Shreibman<br>P.O. Box 177<br>519 Mable Mason Cove<br>LaVergne, TN 37086 | Same | 163000024300 |

FOR AND IN CONSIDERATION OF the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **ANTIOCH INVESTMENT COMPANY**, a California general partnership ( "Grantor"), has bargained and sold, and hereby transfers and conveys to **AMNON SHRIEBMAN**, and his heirs and assigns ("Grantee"), certain real property located in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto.

Said property is conveyed subject to those matters more particularly described on Exhibit B attached hereto and incorporated herein by reference (the "Permitted Encumbrances").

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property known as 5321 Hickory Hollow Lane, Antioch, Tennessee 37013.

Grantor covenants and binds itself and its successors and assigns to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming by, through or under Grantor (excluding claims arising out of Permitted Encumbrances), but not further or otherwise

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of February, 2021.

ANTIOCH INVESTMENT COMPANY,
a California general partnership

By: Richard W. Labowe
Name: Richard W. Labowe
Title: Managing Partner

Karen Johnson Davidson County
Batch# 592533 DEEDWARRSP
03/16/2021 10:31:40 AM 5 pgs
Fees: $28.00 Taxes: $4,717.50

20210316-0034554

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached and not the truthfulness, accuracy, or validity of that document.

State of California
County of LOS ANGELES

On February 26, 2021 before me, Mario J Mariscal, Notary (here insert name and title of the officer), personally appeared RICHARD W. LABOWE, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

**I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.**

WITNESS my hand and official seal.

Signature _____ (Seal)

MARIO J MARISCAL
COMM.# 2294823
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires June 25, 2023

STATE OF Tennessee )
)
COUNTY OF Davidson )

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $1,275,000.00.

Affiant

Sworn to and subscribed before me this 3rd day of March, 2021.

Notary Public

My commission Expires: 12/21/24

RUTHERFORD COUNTY NOTARY PUBLIC STATE OF TENNESSEE SHERI L MORGAN

## EXHIBIT A TO SPECIAL WARRANTY DEED

Legal Description

Situate in the First (1st) Civil District of Davidson County, Tennessee, City of Nashville, lying East of Hickory Hollow Parkway, South of Bell Road and North of Hickoy Lane, and being more particularly described as follows:

Commercial Site A-3 of the Plan of Hickory Hollow Mall Subdivision, Section 4, as shown by a map of record in Plat Book 5190, Page 176, Register's Office for Davidson County, Tennessee, to which said plat specific reference is hereby made for a more complete and accurate legal description thereof and also described as follows:

BEGINNING at a point in the Southerly margin at Bell Road 743 +/- feet East from the centerline of Hickory Hollow Parkway; thence, with the Southerly margin of Bell Road along a curve to the right having a central angle of 3 deg. 19 minutes 59 seconds, a radius of 2,790 feet, 162.30 feet (a chord bearing and distance of North 66 degrees 47 minutes 01 seconds East, 162.22) to a point; thence South 21 degrees 37 minutes 58 seconds East, 215.24 feet to a point in the Northerly margin of Hickory Hollow Lane; thence, along Hickory Hollow Lane, South 65 degrees 34 minutes 18 seconds West, 133.63 feet to a point; thence, with said Lane along a curve to the left in a Southwesterly direction, said curve having a central angle of 00 degrees 57 minutes 45 seconds, a radius of 380 feet, 6.38 feet (a chord bearing and distance of South 65 degrees 34 minutes 08 seconds West, 6.33 feet) to a point; thence North 27 degrees 30 minutes 09 seconds West 218.73 feet to the POINT OF BEGINNING, containing .75 acre (32,736.58 sq. ft.) more or less.

Being the same property conveyed to Antioch Investment Company, a California general partnership, by deed from CRICINT-III Eta, LLC, a Delaware Limited Liability Company, dated May 8, 2009, appearing of record in Instrument No. 20090512-0043709, of the Register's Office of Davidson County Tennessee.

## EXHIBIT B TO SPECIAL WARRANTY DEED

Permitted Encumbrances

1. Taxes for the year 2021, and subsequent years, a lien, not yet due and payable.

2. Plat and Survey of record in Plat Book 5190, page 176, Registers Office for Davidson County, Tennessee.

3. Declaration of Covenants, Restrictions, and Conditions contained in instrument of record in Record Book 5125, page 769, Book 5189, page 947, Book 5337, page 933, Book 5441, page 968, Book 5792, page 941, Book 5951, page 26, Book 6011, page 163, Book 6095, page 948, Registers Office for Davidson County, Tennessee.

4. Easement to Electric Power Board of record in Book 5539, page 789, Registers Office for Davidson County, Tennessee.

5. Memorandum of Lease Agreement of record in Instrument No. 20090126-0006518, Registers Office for Davidson County, Tennessee.

6. Grant of Overhead Line Easement of record in Book 6025, page 813, Registers Office for Davidson County, Tennessee.