WARRANTY DEED

Return To:
REALTY TITLE & ESCROW CO.
6525 Quail Hollow Ste. 115

BILL GARRETT, Davidson County
Trans:T20140067327 DEEDWARR
Recvd: 09/10/14 10:01 2 pgs
Fees:13.00 Taxes:810.30
20140910-0082783

TAHIRA J. PYSZA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-30-2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 7-30-17
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FREO Tennessee, LLC, a Delaware Limited Liability Company"	FREO Tennessee, LLC, a Delaware Limited Liability Company"	181010B01300 CO
201 N. Franklin St. Suite 1750 (NAME) (ADDRESS)	201 N. Franklin St. Suite 1750 (NAME) (ADDRESS)	TG#4940857
Tampa, FL 33602 (CITY) (STATE) (ZIP)	Tampa, FL 33602 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Connie M. Connelly, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FREO Tennessee, LLC, a Delaware Limited Liability Company, 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. 22 on the Plan of Sugar valley, a Planned Unit Development, Section One Addition, RS10 'Cluster Lot Subdivision", of record in Instrument Number 20030708-0093537, Register's office for Davidson County, Tennessee, to which said plan reference is hereby made ~~got~~ for more complete and accurate legal description thereof.

Being the same property conveyed to Connie M. Connelly, unmarried, by Quitclaim deed from Robert G. Connelly, unmarried, of record in Instrument Number 20090413-0033034 Register's Office for Davidson County, Tennessee. Said property was never the primary residence of Robert G. Connelly.

Subject to all matters as shown on plat of record in Instrument number 20030708-0093537, said Register's office. Subject to all matters on boundary as recorded in Book 9700, page 374, said Register's office. Charter to Sugar valley HOA as recorded in Book 11069, page 6, said Register's office. Deed to Sugar valley HOA as record in Instrument Number 200004250041125 and 20130523-0052430, said Register's Office. Easement regarding common area of Sugar Valley as of record in Instrument Number 20040205-0014018, said Register's Office. Covenants of record in Book 11069, page 14, Instrument Number 20030708-0093637, 20040203-0013041, said Register's Office. By-Laws on record in Book 11069, page 24, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 7405 Campton Road, Nashville, TN 37211
(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 hand this 9th day of September, 2014.

Connie Connelly
*M.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Connie M. Connelly, unmarried, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this ~~9th~~ 8th day of ~~August~~ Sept., 2014.

Commission expires: 7-30-17

Notary Public

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-30-2017