WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140069878 DEEDWARR
Recvd: 09/18/14 10:18 2 pgs
Fees:13.00 Taxes:658.60
20140918-0085665

B-RM-14-412

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,000.00.

Affiant

LISA C. POSEY STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF SEPTEMBER 2014.

Notary Public

MY COMMISSION EXPIRES: 8/25/15
(AFFIX SEAL)

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)
FREO Tennessee, LLC	FREO Tennessee, LLC	
201 N. Franklin St. Suite 1750 (NAME)	201 N. Franklin St. Suite 1750 (NAME)	**086-12-0-A-015.00CO**
(ADDRESS)	(ADDRESS)	
Tampa, FL 33602	Tampa, FL 33602	TG# 4946129
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **DANIEL DIGIACOMO AND BRADLEY L. SEGERS, BOTH UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **FREO TENNESSEE, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 15 on the Plan of the Final Plat Revision of Section One, Tulip Grove Pointe, "Cluster Lot Subdivision", of record in Plat at Instrument No. 20060905-0109478, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Victor Hazelwood, Trustee by Quitclaim Deed from Daniel Digiacomo of record in Instrument No. 20100917-0074035, Register's Office for Davidson County, Tennessee, dated September 14, 2010 and recorded on September 17, 2010, and within the same deed, the said Victor Hazelwood, Trustee conveyed his interest in the subject property to Daniel Digiacomo and Bradley L. Segers, as joint tenants with rights of survivorship.

This conveyance is subject to:

- Taxes for the year 2014 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20060905-0109478, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for the Residential Portion of Tulip Grove Pointe of record in Instrument Number 20060627-0076734, as amended and restated in Instrument Number 20110831-0067559, Register's Office for Davidson County, Tennessee, with By-Laws of Tulip Grove Pointe Homeowners Association, Inc. appended thereto, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Storm Water Detention Agreement of record in Instrument Number 20031106-0162953, in the Register's Office for DavidsonCounty, Tennessee.
- Perpetual Easement of record in Instrument Number 20070420-0047318, in the Register's Office for DavidsonCounty, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **412 Elegance Way , Hermitage, Tennessee 37076**.

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 17th DAY OF SEPTEMBER, 2014.

Daniel Digiacomo

Daniel Digiacomo

Bradley L Segers by Daniel DiGiacomo Attorney in Fact

Bradley L. Segers by Daniel Digiacomo,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANIEL DIGIACOMO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of September, 2014.

C. Loy Carney

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANIEL DIGIACOMO, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BRADLEY L. SEGERS, and who acknowledged he/she/they executed the same as the free act and deed of the said BRADLEY L. SEGERS.

Witness my hand and official seal, this the 17th of September, 2014.

C. Loy Carney

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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

Return To:
REALTY TITLE & ESCROW CO.
6525 Quail Hollow Ste. 115
Memphis, TN 38120
1401216