WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140071631 DEEDWARR
Recvd: 09/24/14 12:49 2 pgs
Fees:13.00 Taxes:680.80
20140924-0087857

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 8/25/15

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

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	086120A00300CO
201 N. Franklin St. Suite 1750 (NAME)	201 N. Franklin St. Suite 1750 (NAME)	TG#4943289
Tampa, FL 33602 (ADDRESS)	Tampa, FL 33602 (ADDRESS)	
(CITY) (STATE) (ZIP)	(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, WE, Daniel Landers and spouse; Kristen Landers, 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:

Lot 3, Final Plat, Revision of Section One, Tulip Grove Pointe, " Cluster Lot Subdivision", as shown on plat of record at Instrument Number 20060905-0109478, in the Register's office of Davidson County, Tennessee, to which plat reference is made for a more particular description of said property.

Being the same property conveyed to Daniel Landers and spouse, Kristen Landers, by deed of record in Instrument Number 20100427-0031768, Register's Office for Davidson County, Tennessee.

Subject to any and all matters as set forth in the plat of record in Instrument Number 20060905-0109478, said Register's office; Restrictive Covenants as of record in Instrument Number 20060627-0076734, said Register's office; Stormwater Detention Agreement as of record in Instrument Number 20031106-0162953, said Register's office.

unimproved ☐

This is improved ☒ property, known as 109 Tulip Grove Point, Hermitage, TN 37076

(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.

Return To:
REALTY TITLE & ESCROW CO.
6525 Quail Hollow Ste. 115
Memphis, TN 38120
1401203

Witness our hands this 19 day of September, 2014.

Daniel Landers

Kristen Landers

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 Daniel Landers and spouse, Kristen Landers, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 19 day of September, 2014.

Commission expires:

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

Notary Public