File No. 20140174

WARRANTY DEED

Return To:
REALTY TITLE & ESCROW CO.
6525 Quail Hollow Ste. 115
Memphis, TN 38120
14011193

BILL GARRETT, Davidson County
Trans: T20140074331 DEEDWARR
Recvd: 10/02/14 13:48 2 pgs
Fees: 13.00 Taxes: 717.80
20141002-0091166

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Shelby mT

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 10-13-15
(AFFIX SEAL)

MELISSA E. TILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. JUNE 13, 2015

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

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	172-12-0B-071.00
201 N. Franklin St., Suite 1750 (NAME)	201 N. Franklin St., Suite 1750 (NAME)	TG# 4952089
Tampa, FL 33602 (ADDRESS)	Tampa, FL 33602 (ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Molly Trautschold, a single woman, 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 No. 117, Section Five, Bradford Hills Subdivision, R-15 Residential P.U.D., as shown on Plat of record in Plat Book 7900, Pages 287, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more particular description of said property.

BEING the same property conveyed to Molly Trautschold, a single person, by Quitclaim Deed from Richard Trautschold, a married man, dated September 23, 2009 and recorded October 13, 2009 in Instrument No. 20091013-0094978; and being the same property previously conveyed to Molly Trautschold, a single person, and Richard Trautschold, a married man, by Warranty Deed from Gladys H. Miodragovic, unmarried, by Guardianship & Trust Corp., as Conservator, dated September 26, 2008 and recorded September 30, 2005 in Instrument No. 20080930-0099096, Register's Office for Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 8069, Page 170; supplemented to annex Section Five in Book 8372, Page 901, said Register's Office.

Subject to HOA Charter of record in Book 8071, Page 520, said Register's Office.

Subject to By-Laws of record in Book 8071, Page 531, said Register's Office.

Subject to Conveyance of Open Space of record in Book 9779, Page 672, said Register's Office.

Subject to easements of record in Book 8377, page 769 and Book 8377, page 808, said Register's Office.

Subject to mandatory HOA Dues

File No. 20140174

unimproved ☐

This is improved ☒ property, known as 200 Seesaw Court, 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 30th day of September, 2014.

Molly Trautschold

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Molly Trautschold, the bargainor(s), 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 this 30th day of September, 2014.

Commission expires: 7-26-15

JENNIFER A. HOFFMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public