Return To:
REALTY TITLE & ESCROW CO.
6525 Quail Hollow Ste. 115
Memphis, TN 38120
14011224

NEW OWNER:

FREO TENNESSEE, LLC
201 N. Franklin St., Suite 1750
Tampa, FL 33602

SEND TAX BILLS TO:
NEW OWNER
FREO Tennessee, LLC
201 N. Franklin St., Suite 1750
Tampa, FL 33602
Map & Parcel: 075110A00800CO

TG# 4947279

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 14-0919

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20140074336 DEEDWARR
Recvd: 10/02/14 13:49 3 pgs
Fees:18.00 Taxes:751.10
20141002-0091170

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Three Thousand and 00/100 Dollars ($203,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **STEVEN M. MURPHY and wife, AMY MURPHY (f/k/a AMY N. HOUGH)** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **FREO TENNESSEE, LLC, A Delaware limited liability company,** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Lot 84, First Revision, Phase One, Heritage Meadows, as shown on plat of record in Plat Book 9700, Page 167, 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 STEVEN M. MURPHY, an unmarried man and AMY N. HOUGH, an unmarried woman, tenants in common with right of survivorship by Warranty Deed from Richard Burris and Carolyn Burris, husband and wife, dated June 28, 2007, and of record in Instrument No. 20070702-0078460, Register's Office for DAVIDSON County, Tennessee. Amy Murphy is one and the same as Amy N. Hough.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as 1105 ANDREW DONELSON DRIVE, HERMITAGE, TN 37076.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 9700, Page 167, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 30th day of September, 2014.

STEVEN M. MURPHY

AMY MURPHY

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **STEVEN M. MURPHY and AMY MURPHY** , 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 office this 30th day of September, 2014.

NOTARY PUBLIC

My commission expires: MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-20-2018

****

The actual consideration or value, whichever is greater, for this transfer is **$203,000.00** .

AFFIANT

Sworn to and subscribed to before me this 30th day of September, 2014.

NOTARY PUBLIC

My commission expires: 6-13-15