WARRANTY DEED

Return To:
REALTY TITLE & ESCROW CO.
6525 Quail Hollow Ste. 115
Memphis, TN 38120
14011293

BILL GARRETT, Davidson County
Trans:T20140075681 DEEDWARR
Recvd: 10/07/14 10:58 2 pgs
Fees:13.00 Taxes:640.10
20141007-0092856

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Shelby TN

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3RD DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 10-1-2

(AFFIX SEAL)

MELISSA E. TILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. JUNE 12, 2015

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL
FREO Tennessee, LLC	New Owner	172 15 0A 071.00
(NAME) 201 N. Franklin Street, Suite 1750	(NAME) 201 N. Franklin St., Suite 1750	TG# 4964877
(ADDRESS) Tampa, FL 33602	(ADDRESS) Tampa, FL 33602	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Seventy-Three Thousand And No/100 Dollars ($173,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mason Properties, Inc.**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **FREO Tennessee, LLC,*** hereinafter called the Grantee,its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

* A Delaware Limited Liability Company

Land in Davidson County, Tennessee, being Lot No. 84 on the Plan of Holt Woods, Section Five, of record in Plat Book 9700, Page 10, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tamela June Hawkins now being Tamela June Holt, pursuant to Agreed Amendment to Final Decree of Divorce in the Chancery Court for Williamson County, Tennessee, bearing No. 27400, Tamela J. Hawkins was changed to Tamela June Holt by Quitclaim Deed from Ronald Todd Hawkins dated March 2, 2001 and recorded July 19, 2006 as Instrument No. 20060719-0087236, in said Register's Office for Davidson County, Tennessee. Further being the same premises conveyed to Mason Properties, Inc., a Tennessee Corporation by Quitclaim Deed from Tamela June Mason f/k/a Tamela June Hawkins dated February 4, 2011 and recorded February 14, 2011 as Instrument No. 20110214-0012401, in said Register's Office for Davidson County, Tennessee. The said Tamela June Mason was married when she conveyed the property to Mason Properties, Inc., but it was never her marital residence, therefore her husband did not join in signing the Quitclaim Deed.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐
This is improved ☒ property, known as 1213 Holt Hills Court, Nashville, TN 37211

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, has 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 our hands this 3rd day of October, 2014.

Mason Properties, Inc.

BY: _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared David Mason, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President, and is authorized to execute the instrument on behalf of Mason Properties, Inc., the within named bargainor, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of Mason Properties, Inc. by himself as President.

Witness my hand and seal this 3rd day of October, 2014.

_____ Mathis Harris
Notary Public

My Commission Expires: 3-25-18

LAURIE MATHIS HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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