WARRANTY DEED

Return To:
REALTY TITLE & ESCROW CO.
6525 Quail Hollow Ste. 115
Memphis, TN 38120
14011239

BILL GARRETT, Davidson County
Trans:T20140080621 DEEDWARR
Recvd: 10/27/14 10:22 2 pgs
Fees:13.00 Taxes:721.50
20141027-0098666

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Robert W. Lee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of October, 2014

Notary Public

MY COMMISSION EXPIRES: 6/13/15
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 2742 N. Mt. Juliet Rd. , Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL
FREO Tennessee, LLC, a Delaware limited liability company	FREO Tennessee, LLC	062 02 0B 239.00
201 N. Franklin St., Suite 1750 (NAME)	(NAME) 201 N. Franklin Street, Ste 1750	TGH 4952092
(ADDRESS) Tampa, FL 33602	(ADDRESS) Tampa, FL 33602	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Ninety-Five Thousand And No/100 Dollars ($195,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Charles H. McGowan and Renee K. McGowan, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does 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. 215, Abbington Park, Phase One - Section Five, as shown on plat of record at Instrument No. 20060113-0005368, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same premises conveyed to Charles H. McGowan and Renee K. McGowan, husband and wife by Warranty Deed from Beazer Homes Corp., a Tennessee corporation dated September 22, 2006 and recorded September 26, 2006 as Instrument No. 20060926-0118797, in said Register's Office for Davidson County, Tennessee.

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.

File Number: MTJ-141227

unimproved ☐

This is improved ☒ property, known as 4545 Hawthorn Drive, Nashville, TN 37214

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 15th day of October, 2014.

Charles H. McGowan

Renee K. McGowan

STATE OF Tennessee

County OF Wilson

I, Robbin Teasley, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Charles H. McGowan and Renee K. McGowan personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 16th of October, 2014.

Notary Public

My Commission Expires:

(SEAL)

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

File Number: MTJ-141227