Return To:
REALTY TITLE & ESCROW CO.
6525 Quail Hollow Ste. 115
Memphis, TN 38120
14011400

BILL GARRETT, Davidson County
Trans: T20140080632 DEEDWARR
Recvd: 10/27/14 10:31 3 pgs
Fees: 18.00 Taxes: 773.30
20141027-0098678

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF ~~WILLIAMSON~~ Shelby mT THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $209,000.00 Robert W. Rew AFFIANT SUBSCRIBED AND SWORN TO ME ON THE 22ND DAY OF OCTOBER, 2014. NOTARY PUBLIC MY COMMISSION EXPIRES 6-13-15

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

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-7164P FREO

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
FREO Tennessee, LLC	Same	181030A22800CO
201 N. Franklin St.		T&H 4988555
Suite 1750		
Tampa, FL 33602		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JEFFREY W. MESSER AND WIFE AMY S. MESSER

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, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 6975 Calderwood Drive, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand on the 20 day of October, 2014.

Jeffrey W. Messer

Amy S. Messer

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, JEFFREY W. MESSER AND AMY S. MESSER, the bargainor(s), 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 _____ day of October, 2014.

Notary Public_____

My Commission Expires:_____

See Attached

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA

County of Orange }

On October 20, 2014 (Date) before me, Paula G. Murdock, Notary Public (Here Insert Name and Title of the Officer),

personally appeared Jeffrey W. Messer and Amy S. Messer (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature _____ (Signature of Notary Public)

PAULA G. MURDOCK
COMM. # 2076991
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
COMM. EXPIRES AUG. 5, 2018

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
- ☐ Individual
- ☐ Corporate Officer — Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing:

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____
- ☐ Individual
- ☐ Corporate Officer — Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing:

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

14-7164P FREO

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 20, REVISION ONE, 3RD ADDITION TO INDIAN CREEK, RS10 CLUSTER Lot Subdivision, as shown on plat of record in Instrument No. 20050301-0022508, in the Register's Office, Davidson County, Tennessee, to which reference is made for a more particular description of said property.

Being the same property conveyed to Jeffrey W. Messer and wife, Amy S. Messer by Warranty Deed from Lifestyle Home Builders Inc., a Tennessee Corporation, recorded on the 15th day of November, 2005 in Instrument No. 20051115-0137830, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISION ONE, 3RD ADDITION TO INDIAN CREEK, RS10 CLUSTER, as recorded in Instrument No. 20050301-0022508 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 10752, Page 553, amended at Instrument No. 20000727-0074152, made applicable by Instrument No. 20050118-0006063 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Terms and provisions of by-Laws recorded in Book 11033, Page 509, amended at Instrument No. 20000727-0074153.

f. Charter of Indian Creek Homeowners Association, recorded in Book 11031, Page 79.

g. Easement for Storm Water Detention Agreement, recorded in Instrument No. 20040902-0106369.