BILL GARRETT, Davidson County
Trans:T20140082631 DEEDWARR
Recvd: 11/03/14 10:46 3 pgs
Fees:18.00 Taxes:586.45
20141103-0101134

Prepared By & Return To:
Realty Title
6525 Quail Hollow Road #115
Memphis, Tennessee 38120
(901)260-4055

WARRANTY DEED

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Kevin Lewis, a single man** ("Grantor"), has this day bargained and sold and by these presents does bargain, sell, transfer and convey unto **FREO Tennessee, LLC, a Delaware limited liability company** ("Grantee") the following described property being situated in Davidson County, TN, to wit:

Lot 238, Hickory Woods Estates, Section 'C', as shown on plat of record in Plat Book 6900, Page 886, in the Register's Office of Davidson County, Tennessee, to which plat reference is made for a more particular description of said property

Derivation Clause: Said property being one and the same property conveyed to Grantor herein by way of warranty deed of record at Instrument Number *20140226-0016440 in the Register's Office of Davidson, Tennessee;

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his heirs, successors and assigns in fee simple forever. Grantor covenants that Grantor is lawfully seized and possessed of said real estate; Grantor has full power and lawful authority to sell and convey the same; the title thereto is free, clear and unencumbered except as to: (1) permitted encumbrances listed below; (2) zoning; (3) setback requirements and general utility, sewer, and drainage easements of record; (4) subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (5) applicable property taxes which are not yet due and payable; and Grantor will forever warrant and defend the same against the claims of all persons whomsoever.

Permitted encumbrances: Subdivision Restrictions, Building Lines & Easements of record at: Book 6900, Page 884, Book 6900, Page 885, Book 886, Page 887; Easements of record at: Book 9632, Page 973, Book 10153, Page 990 and Book 9790, Page 311; Declaration of Covenants, Conditions & Restrictions of record at: Book 7823, Page 857, Book 7857, Page 94 and rerecorded in Book 7876, Page 75, Book 9616, Page 477, Book 9616, Page 470, Book 9678, Page 187, Book 9764, Page 44, Book 11180, Page 802; Other: Charter of HOA in Book 9680, Page 319, 20010614-0062710, Book 9786, Page 923, Book 7932, Page 648, 20001207-0120450, 20031010-0150800, 20010614-0062709, 20011015-0111957; 2015 Davidson County taxes which are not yet due and payable.

The words Grantor and Grantee shall include the plural where appropriate and, along with pronouns used herein, shall be construed according to their proper gender and number according to the context thereof.

REALTY TITLE®

IN WITNESS WHEREOF, Grantor has executed this instrument to be effective the 23 day of October, 2014.

Kevin Lewis

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, a Notary Public in and for said State and County, Kevin Lewis, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23 day of October, 2014.

Notary Public

My Commission Expires: 8/27/18

(SEAL)

CASEY D PENROD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

REALTY TITLE®

Owner Name and Address:
FREO Tennessee, LLC
201 N. Franklin Street, Suite 1750
Tampa, FL 33602

Property Address:
301 Rocky Top Court
Antioch, TN 37013

Send Tax Bills To:
FREO Tennessee, LLC
201 N. Franklin Street, Suite 1750
Tampa, FL 33602

Tax Parcel ID Number:
176-05-0B-140.00-CO
TG#4986842

Valuation Affidavit:
I hereby swear or affirm that to the best of my knowledge, information and belief, that the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $ 158,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 27th day of October, 2014.

Notary Public

My Commission Expires: 8.11.18

DONNA M. WILCOX
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

REALTY TITLE®