WARRANTY DEED

Return To:
REALTY TITLE & ESCROW CO.
6525 Quail Hollow Ste. 115
Memphis, TN 38120
14011419

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Shelby

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~30TH~~ 31st DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 6-13-15

(AFFIX SEAL)

MELISSA E. HILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
COMMISSION EXPIRES JUNE 13, 2015

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL
FREO Tennessee, LLC	FREO Tennessee, LLC	181-3-A 80.00
201 N. Franklin St., Suite 1750 (NAME)	201 N. Franklin St., Suite 1750 (NAME)	TG#4992239
Tampa, FL 33602 (ADDRESS)	Tampa, FL 33602 (ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Scott A. Rhodes, an unmarried man**, HEREINAFTER CALLED THE GRANTOR, 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, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot 80, Section Two, Indian Creek Estates, Old Hickory Blvd., as shown on plat of record in Plat Book 9700, Page 558, 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 Scott A. Rhodes by Quitclaim Deed from Christina Meza Rhodes, of record in Instrument No. 20110601-0041537, dated May 25, 2011, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2014, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plan of record in Plat Book 9700, page 558; Restrictions of record in Book 10752, page 553 and Book 10919, page 327; By-laws of record in Book 11033, page 509; Easement for Family Cemetery of record in Book 6549, page 403; Storm Water Detention Agreement of record in Book 10729, page 380; Homeowners Association Charter of record in Book 11031, page 79; Conveyance of Common Area of record in Book 11033, page 519; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 6128 Tuckaleechee Ln., Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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.

BILL GARRETT, Davidson County
Trans: T20140082631 DEEDWARR
Recvd: 11/03/14 10:49 2 pgs
Fees: 13.00 Taxes: 721.50
20141103-0101136

Witness my hand this 30th day of October, 2014.

Scott A. Rhodes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Scott A. Rhodes, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 30th day of October, 2014.

Notary Public

My Commission Expires:

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05/17/2015