WARRANTY DEED

Return To:
REALTY TITLE & ESCROW CO.
6525 Quail Hollow Ste. 115
Memphis, TN 38120
14011408

STATE OF TENNESSEE
COUNTY OF Shelby
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$110,000.00~~ 141,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~30th~~ 4th day of ~~October~~ Nov., 2014.

Notary Public

MY COMMISSION EXPIRES: 10-1-15
(AFFIX SEAL)

MELISSA E. TILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. JUNE 14, 2015

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
FREO Tennessee, LLC, a Delaware limited liability company	"New Owners"	149 150A 239.00
(NAME)	(NAME)	
201 N. Franklin Street, Suite 1750		T#4990097
(ADDRESS)	(ADDRESS)	
Tampa, FL 33602		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Garland Brooks, II, unmarried, 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, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 332 on the Plan of Cambridge Forest, Phase 3, as of record in Instrument No.: 20010628-0068483 and as amended in Instrument No.: 20020503-0054630, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Garland Brooks, II, a single person, by Special Warranty Deed from Federal National Mortgage Association aka Fannie Mae, a corporation organized under and existing pursuant to the laws of the United States, dated June 27th, 2008, of record in Instrument No.: 20080707-0069881, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 1549 Bridgecrest Drive, 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 we do covenant with the said GRANTEES 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 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:T20140083524 DEEDWARR
Recvd: 11/05/14 10:53 2 pgs
Fees:13.00 Taxes:521.70
20141105-0102180

Witness my hand this 29th day of October, 2014.

Garland Brooks, III

STATE OF GEORGIA

COUNTY OF DeKalb

On this 29th day of October, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Garland Brooks, II**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires: 12/15/14

Notary Public,

ERIC BADGER
NOTARY PUBLIC
MY COMMISSION EXPIRES
DECEMBER 15, 2014
HENRY COUNTY, GEORGIA