Return To:
REALTY TITLE & ESCROW CO.
6525 Quail Hollow, Ste. 115
Memphis, TN 38120
1401140S

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Shelby mr

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,000.00.

Robert W. Reid
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF November, 2014.

Notary Public
MY COMMISSION EXPIRES: 6-13-15
File No. G14-0136D

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

BILL GARRETT, Davidson County
Trans:T20140087444 DEEDWARR
Recvd: 11/20/14 10:14 2 pgs
Fees:13.00 Taxes:577.20
20141120-0106938

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
FREO Tennessee, LLC (NAME)	FREO Tennessee, LLC (NAME)	176-5-A-3 CO
201 N. Franklin St, Suite 1750 (STREET ADDRESS)	201 N. Franklin St, Suite 1750 (STREET ADDRESS)	T6#4993803
Tampa, FL 33602 (CITY) (STATE) (ZIP)	Tampa, FL 33602 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Troy William Harris, 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. 20 on the plan of HICKORY WOODS ESTATES, SECTION 'C', as shown by plat of record in Plat Book 6900, Page 885, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Troy William Harris, unmarried from Kevin D. Stackhouse and Barbara J. Stackhouse, husband and wife, by Deed dated March 28, 2013, as Instrument No. 20130408-0034395, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6900, page 885-887, Register's Office for Davidson County, Tennessee.
3. Charter of Homeowner's Association of record in Book 9680, page 319, Register's Office for Davidson County, Tennessee.
4. Common Area conveyed to Homeowner's Association of record in Book 9786, page 923, Register's Office for Davidson County, Tennessee.
5. Bylaws of record in Instrument No. 20001207-0120450 and Instrument No. 20010614-0062710, Register's Office for Davidson County, Tennessee.
6. Rules and Regulations as recorded in Instrument No. 20010614-0062709, Instrument No. 20011015-0111957, and Instrument No. 20031010-0150800, Register's Office for Davidson County, Tennessee.
7. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 7823, page 857, Book 7857, page 94, Book 7876, page 75, Book 9616, page 470, Book 9616, page 477,

Book 9678, page 187, Book 9764, page 44, Book 1180, page 802, Book 7932, page 648, Book 8169, page 588, Book 9680, page 319, Book 9786, page 923, Book 9790, page 311, Book 8169, page 564, Book 8169, page 571, and Book 5169, page 579, and in any allied instrument(s) referred to in said restrictions.

The 2014 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 6516 Wildgrove 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 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. Whenever 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 my/our hand(s) this 17th day of November, 2014.

Troy William Harris

November 17, 2014
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Troy William Harris, unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 17th day of November, 2014.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066