BILL GARRETT, Davidson County
Trans: T20140088197 DEEDWARR
Recvd: 11/24/14 10:44 2 pgs
Fees: 13.00 Taxes: 573.50
20141124-0107848

WARRANTY DEED

Return To:
REALTY TITLE & ESCROW CO.
6525 Quail Hollow, Ste. 115
Memphis, TN 38120
14011532

STATE OF TENNESSEE
COUNTY OF Shelby
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of November, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/3/15

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
FREO Tennessee, LLC, a Delaware limited liability company	FREO Tennessee, LLC, a Delaware limited liability company	087010A06400CO
(NAME)	(NAME)	
201 N. Franklin St., Suite 1750	201 N. Franklin St., Suite 1750	T0#5013985
(ADDRESS)	(ADDRESS)	
Tampa, FL 33602	Tampa, FL 33602	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Theresa C. Novotney, n/k/a Theresa C. Reasonover and Houston Reasonover, wife and husband**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **FREO Tennessee, LLC, a Delaware limited liability company**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Lot No. 121, Section 1A, Chesney Glen, R15 Residential P.U.D., as shown on plat of record in Plat Book 9700, Page 288, 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 Theresa C. Novotney, a single woman by Warranty Deed dated 07/15/2010 from Henry L. Hewgley, a single man of record in Instrument 201007190056216, Register's Office for Davidson County, Tennessee.

Subject to the following: (1) All matters as set forth per Plat Book 9700, Page 288; (2) Declaration of Restrictive Covenants of record in Book 10278, Page 279, as amended of record in Book 10449, Page 215, as amended of record in Book 10449, Page 217, as amended of record in Book 10640, Page 944; (3) Stormwater Detention Agreement Easement of record in Book 10357, Page 915; (4) Charter of record in Book 10290, Page 256 and (5) Quitclaim Deed to the Homeowner's Association of record in Book 10420, Page 356 and Book 11577, Page 623,said Register's Office.

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4237 Chesney Glen Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-23233
SMG TN Warranty Deed

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 hands this 20th day of November, 2014.

Theresa C. Reasonover

Theresa C. Reasonover

Houston Reasonover

Houston Reasonover

State of Tennessee
County of Wilson

Personally appeared before me Theresa C. Reasonover and Houston Reasonover, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20th day of November, 2014.

Tracey Trumphour

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122