WARRANTY DEED

Return To:
REALTY TITLE & ESCROW CO.
6525 Quail Hollow, Ste. 115
Memphis, TN 38120
14011573

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,000.00

Paula Jo Boles
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST day of December, 2014..

Notary Public

MY COMMISSION EXPIRES: 7-6-15

(AFFIX SEAL)

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
FREO Tennessee, LLC	FREO Tennessee, LLC	182-06-0A-151.00
(NAME)	(NAME)	
201 N. Franklin Street, Suite 1750	201 N. Franklin Street, Suite 1750	T&T#5026914
(ADDRESS)	(ADDRESS)	
Tampa, FL 33602	Tampa, FL 33602	
(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, WE, **Paula Jo Boles, and husband, William Ray Boles**, 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 SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee:

Lot No. 148, Plan of Old Hickory Hills, Phase Two, Section Two, as shown on Plat of record at Instrument No. 20040122-0008453, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Paula Jo Boles, and husband, William Ray Boles by Quit Claim Deed of record at Instrument No. 20140513-0040882, in the Register's Office for Davidson County, Tennessee, dated 05/06/2014, and recorded on 05/13/2014.

PLEASE NOTE: This Document was prepared by using the information given by the parties involved and is subject to any and all back taxes and/or outstanding liens on or attached to the property and/or the individuals/ companies named herein. No title search was examined or completed for said property.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 8041 Maggie Court, 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:T20140091223 DEEDWARR
Recvd: 12/05/14 11:59 2 pgs
Fees:13.00 Taxes:651.20
20141205-0111678

Witness our hands this 1ST day of December, 2014.

William Ray Boles

Paula Jo Boles

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public, William Ray Boles and Paula Jo Boles, with whom I am personally acquainted, and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS ~~my hand~~ and seal this 1st day of December, 2014.

Notary Public Shannon Philbin

My Commission Expires: 7-6-15

SHANNON PHILBIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Exp. FEB 6 2015