Return To:
REALTY TITLE & ESCROW CO.
6525 Quail Hollow, Ste. 115
Memphis, TN 38120
14011621

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 5th day of December, 2014 by and between Diana Lynn Jones, unmarried, hereinafter referred to as GRANTOR, and FREO Tennessee, LLC, a Delaware limited liability company, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 86 on the Plan of Section Nine, Bradford Hills of record in Book 7900, page 6 and Book 7900, page 414, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Diana Lynn Jones, unmarried and Henry W. Jones and wife Carolyn C. Jones by way of warranty deed of record at Book 8991, Page 288 in the Register's Office of Davidson County, Tennessee; Said Carolyn C. Jones, being one and the same as Carolyn Deneal Jones, died a citizen and resident of Davidson County, Tennessee, on or about December 29, 1998 survived by and having been continuously married to Henry W. Jones; Henry W. Jones subsequently conveyed his one-half interest in the property to Henry Wayne Jones, Trustee U/A/D April 22, 2002 of the Jones Joint Revocable Living Trust Agreement and any Successors in Trust, and any amendments thereto by way of quit claim deed of record at Instrument Number 20020506-0055605 in said Register's Office; Yvonne M. Jones, Trustee of the Henry Wayne Jones and Yvonne M. Jones Trust U/A/D April 22, 2002 subsequently conveyed a one-half interest in the property to Diana Lynn Jones, Individually by quit claim deed of record in Instrument No. 20070302-0025711 as corrected at Instrument Number 20070504-0053707 (to correct Map & Parcel) in said Register's office; The Jones Joint Revocable Living Trust Agreement referenced in the Quit Claim Deed of record at Instrument Number 20020506-0055605 is one and the same as the Henry Wayne Jones and Yvonne M. Jones Trust U/A/D April 22, 2002 referenced in the Quit Claim Deed of record at Instrument Number 20070302-0025711 as corrected at Instrument Number 20070504-0053707.

This is [X]improved [ ]unimproved property known as: 244 Burgandy Hill Rd, Nashville, TN 37211

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Diana Lynn Jones
Diana Lynn Jones

BILL GARRETT, Davidson County
Trans:T20140092302 DEEDWARR
Recvd: 12/10/14 10:23 2 pgs
Fees:13.00 Taxes:740.00
20141210-0113001

INDIVIDUAL
STATE OF Kentucky
COUNTY OF Fayette

Personally appeared before me, a Notary Public of said county and state, Diana Lynn Jones, unmarried, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 5th day of December, 2014.

Notary Public

My Commission Expires: 08/23/2015

OFFICIAL SEAL
ARIE R. BUER
NOTARY PUBLIC - KENTUCKY
STATE-AT-LARGE
My Comm. Expires 08/23/2015
COMM. #449727

Name and Address of Property Owner:
FREO Tennessee, LLC
201 N. Franklin Steet, Suite 1750
Tampa, FL 33602

Send Tax Statements to:
FREO Tennessee, LLC
201 N. Franklin Steet, Suite 1750
Tampa, FL 33602

Map & Parcel 172-12-0-A-142.00 CO
TG# 504 0369

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Shelby nor

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $200,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Robert W. Reid
Affiant

Sworn to and subscribed before me, a Notary Public, this 9th day of December, 2014.

Notary Public

My Commission Expires: 6-13-15

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

RETURN TO:

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Franklin, TN 37067

14-1-280