Return To:
REALTY TITLE & ESCROW CO.
6525 Quail Hollow, Ste. 115
Memphis, TN 38120
14011590

BILL GARRETT, Davidson County
Trans:T20140092304 DEEDWARR
Recvd: 12/10/14 10:24 3 pgs
Fees:18.00 Taxes:717.80
20141210-0113002

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF Shelby) The actual consideration or value, whichever is greater, for this transfer is $194,000.00. Robert W. Reid Affiant Subscribed and sworn to before me, this 9th day of December, 2014. Notary Public My Commission Expires: 6-13-15

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

Address New Owner As Follows: FREO Tennessee, LLC 201 N. Franklin Street, Suite 1750 Tampa, FL 33602	Send Tax Bills To: New Owner	Map-Parcel Number: 063-16-0A-074.00CO

TGH5044346

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEREMY GREER AND CANDACE GREER, husband and wife**, 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 Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 113 on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development) of record in Plat Book 6900, Pages 550 through 552, as corrected in Book 7462, page 445 and Book 8110, page 401, and amended to change name in Book 8181, page 112, all in the Register's Office for Davidson County, Tennessee, and to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jeremy Greer and wife, Candace Greer by Warranty Deed from Jonathan A. Rodda and wife, Jody A. Rodda, of record in Instrument No. 20100615-0046569, Register's Office for Davidson County, Tennessee, dated June 15, 2010 and recorded on June 15, 2010.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2014 taxes which have been paid by Grantors. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay future taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Subject to all matters shown on the Plan of record in Plat Book 6900, Pages 550 through 552, as corrected in Book 7462, page 445 and Book 8110, page 401, and amended to change name in Book 8181, page 112, Register's Office for Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants Conditions and Restrictions of record in Book 7351, Page 852, amended in Book 7451, page 739, Book 7462, page 445 and Book 8336, page 393, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

4. Charter of Hampton Park Homeowner's Association of record in Book 8517, page 762 and amended in Book 8833, page 216, said Registers' Office.

5. Charter of Chitwood Homeowner's Association of record in Book 7431, page 204 said Register's Office.

6. Easement(s) to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument recorded in Book 11030, page 785; Book 11030, page 740; Book 11030, page 737; Book 8657, page 179 and Book 11030, page 743, said Register's Office.

7. Easement(s) to United States of America, as set forth in instrument recorded in Book 2247, page 75, said Register's Office.

8. Easement(s) of record in Book 7489, page 515; Book 8951, page 797; Book 7460, page 930; Book 8739, page 991 and Book 8007, page 235, said Register's Office.

9. Quitclaim Deed for common areas to Hampton Park Homeowner's Association (fka Chitwood Downs Homeowner's Association) of record in Book 8207, page 276, said Register's Office.

10. Subject to rights of others in and to the common areas and/or elements.

This is improved property known as: **1701 Aaronwood Dr., Old Hickory, TN 37138.**

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, its successors and assigns, forever; and Grantors covenant with the said Grantee that they 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 further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 8th day of December, 2014.

Jeremy Greer

Candace Greer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeremy Greer and Candace Greer, the within named bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of December, 2014

(Seal)

Notary Public

My Commission Expires: 06/21/2016

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016