WARRANTY DEED

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

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of December, 2014.

Notary Public

MY COMMISSION EXPIRES: 7-6-15

(AFFIX SEAL)

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	108-16-A-018.00 CO
(NAME)	(NAME)	
201 N. Franklin Street, Suite 1750	201 N. Franklin Street, Suite 1750	T6#5047391
(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, **Mark Case, an unmarried man**, 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 in Davidson County, Tennessee, being Lot No. 18 on the Plan of Timber Ridge of record in Plat at Instrument No. 20040113-0005330, in the Register's Office for Davidson County, Tennessee, to which Plan/Plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mark Case, unmarried by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20050504-0050116 Register's Office for Davidson County, Tennessee, dated April 29, 2005 and recorded on May 04, 2005.

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 1444 Timber Valley Drive, Nashville, TN 37214
(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.

Return To:
REALTY TITLE & ESCROW CO.
6525 Quail Hollow, Ste. 115
Memphis, TN 38120
14011651

BILL GARRETT, Davidson County
Trans:T20140093475 DEEDWARR
Recvd: 12/15/14 10:42 2 pgs
Fees:13.00 Taxes:558.70
20141215-0114374

File No.: 35275
Warranty Deed Individual BP LE1

Witness our hands this 9th day of December, 2014..

Mark Case

State of Tennessee
County of Davidson

Personally appeared before me the undersigned, a Notary Public, Mark Case, 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 9th day of December, 2014.

Notary Public
My Commission Expires: 7-6-15

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