Return To:
REALTY TITLE & ESCROW CO.
6525 Quail Hollow, Ste. 115
Memphis, TN 38120
14011767

BILL GARRETT, Davidson County
Trans:T20150001687 DEEDWARR
Recvd: 01/08/15 10:05 2 pgs
Fees:13.00 Taxes:770.53
20150108-0001996

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Shelby nor

The actual consideration or value, whichever is greater, for this transfer is ~~208,250.00~~

Affiant

Subscribed and sworn to before me, this 6th day of January, 2015.

Notary Public

My commission expires: 6/1

MELISSA E. TILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. JUNE 14, 2015

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
FREO TENNESSEE, LLC	Same	**181030A12100CO**
201 N. Franklin St., Suite 1750		TG#5078643
Tampa, FL 33602		

FOR AND IN 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 ACKNOWLEDGE, WE,

BRIAN W. ALLEN, A MARRIED 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 HEIRS 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. 121* on the Plan of Section Five, Indian Creek Estates, A Planned Unit Development, of record in Instrument No. 20030424-0055115, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot. *Subdivision Plat,

BEING THE SAME PROPERTY CONVEYED TO BRIAN W. ALLEN BY WARRANTY DEED FROM LIFESTYLE HOME BUILDERS, INC., A TENNESSEE CORPORATION DATED 04/20/06 IN INSTRUMENT NO. 20060424-0046517, SAID REGISTER'S OFFICE FOR SAID COUNTY. TASHA ANDRADE HEREBY SIGNS TO CONVEY ANY INTEREST SHE MAY HAVE, MARITAL OR OTHERWISE AS THE SPOUSE OF BRIAN W. ALLEN.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 6996 CALDERWOOD DRIVE, ANTIOCH, TN 37013.

THE DEED EFFECTIVE JANUARY 5, 2015.

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 in 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.

Witness my/our hand(s) this 30th day of December, 2014.

BRIAN W. ALLEN

TASHA ANDRADE

STATE OF Texas
COUNTY OF Tarrant

Personally appeared before me, a Notary Public of said County and State, BRIAN W. ALLEN AND TASHA ANDRADE, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of December, 2014.

Notary Public

My Commission Expires: 7/28/15

PATRICIA RENEE BOURGEOIS
Notary Public, State of Texas
My Commission Expires
July 28, 2015