Return To:
REALTY TITLE & ESCROW CO.
6525 Quail Hollow, Ste. 115
Memphis, TN 38120
150100560

BILL GARRETT, Davidson County
Trans:T20150012676 DEEDWARR
Recvd: 02/20/15 14:02 2 pgs
Fees:13.00 Taxes:562.40
20150220-0014969

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Shelby TN

The actual consideration or value, whichever is greater, for this transfer is $152,000.00

Affiant

Subscribed and sworn to before me, this ~~13th~~ 18th day of February, 2015.

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

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
FREO TENNESSEE, LLC	**NEW OWNER**	**17601001700**
201 N. FRANKLIN ST., STE 1750	**201 N. FRANKLIN ST., STE 1750**	
TAMPA, FL 33602	**TAMPA, FL 33602**	TG#510891

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,

JACK L. KRAMER, UNMARRIED and SARAH HAWKINS, MARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP

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 LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 103, HICKORY WOODS, SECTION A, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6900, PAGE 511, AS CORRECTED IN BOOK 7582, PAGE 167, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCTIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO JACK L. KRAMER, UNMARRIED and SARAH HAWKINS, MARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, BY QUITCLAIM DEED FROM JACK L. KRAMER, UNMARRIED, DATED 08/11/2014 AND RECORDED ON 08/13/2014 IN INSTRUMENT NUMBER 20140813-0073228, SAID REGISTER'S OFFICE. JEFF HAWKINS JOINS IN THIS CONVEYANCE TO TRANSFER ANY AND ALL MARITAL INTEREST HE MAY HAVE IN THE PROPERTY.

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 3848 ROUND ROCK DR, ANTIOCH, TN 37013.

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 13th day of February, 2015.

JACK L. KRAMER

SARAH HAWKINS

JEFF HAWKINS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, JACK L. KRAMER and SARAH HAWKINS and JEFF HAWKINS, 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 13th day of February, 2015.

Notary Public

My Commission Expires: 1/26/16

L. COLEMAN JR. NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY