BILL GARRETT, Davidson County
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Recvd: 03/02/15 10:38 - 2 pgs
Fees:13.00 Taxes:658.60
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This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

Name and Address of New Owner: & Send tax bills to:
FREO Tennessee, LLC
201 N. Franklin St. Ste. 1750
Tampa, FL 33602

From Information Furnished By
The Parties

Map and Parcel: 164-7-A-46CO
TGH 5078033

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **OLE SOUTH PROPERTIES, INC., A TENNESSEE CORPORATION**, has this day bargained and sold and does hereby transfer and convey unto, **FREO TENNESSEE, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Antioch, and being described as follows, to-wit:

Final Plat,

Being all of Lot No. 46, Section One, Harvest Grove (formerly Tillman) "Cluster Lot Subdivision", according to plat and survey appearing of record in Instrument Number 20060726-0090037, amended in Instrument Number 20061116-0142300, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Ole South Properties, Inc., a Tennessee Corporation by deed from Ole South/Craighead Joint Venture, dated September 22, 2014, appearing of record in Instrument Number 20140924-0087728, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants, Conditions, and Restrictions contained in instrument of record in Instrument Number 20060628-0077382; Charter of Homeowners Association of record in Instrument Number 20060519-0059378; Stormwater Detention Agreement of record in Instrument Number 20040707-0080492; Easements to Tennessee Telephone Company of record in Instrument Number 20060707-0081730 and in Instrument Number 20060707-0081731; Release of Public Utility Easement of record in Instrument Number 20070306-0027599; Perpetual Easement for entrance sign of record in Instrument Number 20070220-0020794; and to any and all matters shown on said plan of record in Instrument Number 20060726-0090037, amended in Instrument Number 20061116-0142300; all of said Register's Office.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **FREO TENNESSEE, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is

unencumbered, except for the lien of the 2015 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 26 day of February, 2015.

Property Address:
1501 Rockglade Run
Antioch, TN 37013

Ole South Properties, Inc.,
a Tennessee Corporation

BY: _____
BEN BLAKE, VICE PRESIDENT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **BEN BLAKE**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **VICE PRESIDENT** of **Ole South Properties, Inc.,** executed the foregoing instrument **(WARRANTY DEED)** for the purposes therein contained, by signing the name of the corporation by himself as its **VICE PRESIDENT**.

WITNESS MY HAND AND OFFICIAL SEAL in Antioch, Tennessee, this the 26 day of February, 2015.

_____
NOTARY PUBLIC
My Commission Expires: 11/18/2017

AMANDA M CLARK
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $178,000.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

SWORN to and subscribed before me,
this 26 day of February, 2015.

_____
NOTARY PUBLIC
My Commission Expires: 11/18/2017

AMANDA M CLARK
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY