Return To:
REALTY TITLE & ESCROW CO.
6525 Quail Hollow, Ste. 115
Memphis, TN 38120
15010307

This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

From Information Furnished by the Parties

MAP/GROUP/PARCEL 173110A066.00

BILL GARRETT, Davidson County
Trans:T20150029006 DEEDWARR
Recvd: 04/17/15 10:40 2 pgs
Fees:13.00 Taxes:740.00
20150417-0034162

NAME & ADDRESS OF NEW OWNER: and send tax bills to
FREO Tennessee, LLC
201 N. Franklin Street, Suite 1750
Tampa, FL 33602

TG#15010307

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **JAMES R. RAY, MARRIED** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **FREO TENNESSEE, LLC, A DELAWARE LIMITED LIABILITY COMPANY** "Grantee(s)", Their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

BEING all of Lot No. 45, ~~on the Plat of~~ Stanford Village, Section Two, as shown by plat appearing of record in Instrument Number 2001022-60017614, 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 James R. Ray, married, by Warranty Deed from Sheri Ridgeway FKA Sheri DeBois, dated May 15, 2009, appearing of record in Instrument Number 20090519-0045940, of the Register's Office of Davidson County, Tennessee. Angela Ray, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 713 Kelsey Ct, Antioch, TN, 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), Their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that He are lawfully seized and possessed of said parcel of real estate, and that He have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2015 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds Himself, His heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), Their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 8th day of ~~March~~ April, 2015.

James Ray

Angela Ray

STATE OF AZ)
COUNTY OF MARICOPA)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, James Ray and Angela Ray, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 8th day of April, 2015.

NOTARY PUBLIC

My Commission Expires: 2-2-2019

DANIEL CAPOTE
Notary Public - Arizona
Maricopa County
My Comm. Expires Feb 2, 2019

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $200,000.00 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 8th day of April, 2015.

NOTARY PUBLIC

My Commission Expires: 2-2-2019

DANIEL CAPOTE
Notary Public - Arizona
Maricopa County
My Comm. Expires Feb 2, 2019