Return To:
REALTY TITLE & ESCROW CO.
6525 Quail Hollow, Ste. 115
Memphis, TN 38120
15010113

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: and send tax bills to
FREO Tennessee, LLC
201 N. Franklin St. Ste. 1750
Tampa, FL 33602

From Information Furnished By
The Parties

TG# 15010113
Map and Parcel: 164-7-A-45CO

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:

> Land in Davidson County, Tennessee, Being Lot No. 45, on the plan of Final Plat, Section One, Harvest Grove (formerly Tillman) Cluster Lot Subdivision, of record in Plat Instrument 200607260090037, amended in Instrument 200611160142300, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete and accurate description of said lot.
>
> Being a portion of the same property conveyed to Ole South Properties, Inc., a Tennessee Corporation by deed from Ole South/Craighead Joint Venture, dated October 7, 2014, appearing of record in Instrument Number 20141106-0102620, 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.

BILL GARRETT, Davidson County
Trans:T20150032295 DEEDWARR
Recvd: 04/29/15 09:20 2 pgs
Fees:13.00 Taxes:566.10
20150429-0038150

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 13th day of April, 2015.

Ole South Properties, Inc.,
a Tennessee Corporation

BY: _____ VP
JOHN DAVIS, 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 **JOHN DAVIS**, 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 13th day of April, 2015.

_____
NOTARY PUBLIC
My Commission Expires: 1/24/17

TAREE L RUSSELL
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 $153,000.00, 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 25th day of April, 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

Property Address:
249 Gravedale Trace
Antioch, Tenn. 37013