Return to: REALTY TITLE & ESCROW CO.
6525 Quail Hollow, Ste. 115
Memphis, TN 38120
15010395

This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
2000 Glen Echo Road, Ste 100
Nashville, TN 37215

MAP/GROUP/PARCEL: 176050055.00
T6#5210657

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
FREO Tennessee, LLC
201 N. Franklin St. Suite 1750
Tampa FL. 33602

SEND TAX BILLS TO:
New Owner
FREO Tennessee, LLC
201 N. Franklin St. Suite 1750
Tampa FL 33602

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, **DANIEL TAYLOR, MARRIED** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **FREO TENNESSEE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, IT'S SUCCESSORS AND/OR ASSIGNS** "Grantee(s)", their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, State of Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 17, ~~First Rev~~, Hickory Woods, Section B, according to plat and survey of same appearing of record in Plat Book 6900, page 512, 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 Daniel Taylor, married, by Warranty Deed from Brian P. Snow and wife, Melissa W. Snow, dated July 3, 2014, appearing of record in Instrument No. 20140707-0059353, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Plat Book 6900, page 512, also subject to Plan of record in Plat Book 6900, pages 509-511; Covenants, Conditions and Restrictions of Hickory Woods Subdivision of record in Deed Book 9616, page 470 and Deed Book 9616, page 477 and Deed Book 9678, page 213 and Deed Book 9764, page 44, Book 7422, page 304, Book 7857, Page 94, Book 7876, Page 75, Book 9678, Page 187, Instrument Number 20011015-0111957; By-Laws of Hickory Woods Homeowner's Association of record in Deed Book 7932, page 648, Instrument Number 20001207-0120450 and Instrument Number 20031010-0150800; Easements of record in Book 8169, page 571, Book 8169, Page 579; Charter of Hickory Woods Homeowners Association of record in Book 7857, page 87 and Book 7876, Page 67 and Book 9680, page 319; Conveyance of Common Areas of record in Book 9786, page 293; Rules and Regulations of record in Instrument Number 20010614-0062709; Architectural Review of record in Instrument Number 20010614-0062710, all in the Register's Office for Davidson County, Tennessee.

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 105 Sunshine 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 they are lawfully seized and possessed of said parcel of real estate, and that they 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).

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BILL GARRETT, Davidson County
Trans: T20150035356 DEEDWARR
Recvd: 05/07/15 11:12 2 pgs
Fees: 13.00 Taxes: 577.20
20150507-0041825

The undersigned further covenants and binds themselves, their 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 29th day of April, 2015.

Daniel Taylor

Angkana Taylor

STATE OF Texas)
)
COUNTY OF Travis)

Personally appeared before me, the undersigned authority, a Notary Public, **Daniel Taylor and Angkana Taylor**, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 29 day of April, 2015.

RAE GENE GREENOUGH
NOTARY PUBLIC
COMMISSION EXPIRES:
02-26-2018

NOTARY PUBLIC
My Commission Expires: 2-26-18

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $156,000.00 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 30th day of April, 2015.

KAMRYN CRESPO
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

NOTARY PUBLIC

My Commission Expires: 12/16/19

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