WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150036665 DEEDWARR
Recvd: 05/12/15 12:54 4 pgs
Fees:23.00 Taxes:713.73
20150512-0043443

B-RM-15-6204

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~8th~~ 11th DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: 6-13-15 (AFFIX SEAL)

MELISSA E. TILL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SHELBY MY COMM. EXP. JUNE 13, 2015

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
FREO Tennessee, LLC, a Delaware limited liability company	**New owner**	
(NAME)	(NAME)	**181-03-0-A-089.00 CO**
201 N. Franklin Street, Suite 1750		
(ADDRESS)	(ADDRESS)	
Tampa, FL 33602		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **FRANKLIN E. WILSON AND KATIE E. WILSON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **FREO TENNESSEE, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Lot 89, Section Two, Indian Creek Estates, as shown on plat of record in Plat Book 9700, Page 558, in the Register's Office of Davidson County, Tennessee, to which plat reference is made for a more particular description of said property.

SEND TAX BI

Being the same property conveyed to Franklin E. Wilson and wife, Katie E. Wilson by Warranty Deed from Jonathan Travis Appling and Elizabeth P. Appling, husband and wife, recorded on the 30th day of March, 2005 in Instrument No. 20050330-0034262, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of INDIAN CREEK ESTATES, SECTION TWO, as recorded in Plat Book 9700, Page(s) 558 and 559, Boundary Plat recorded in Plat Book 9700, Page 391, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 10752, Page 553, Book 11033, Page 509, Book 11705, Page 575 and Instrument Nos. 200007270074152 and 200007270074153 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Terms and provisions of by-Laws recorded in Book 11033, Page 509.
- Charter of Homeowners Association recorded in Book 11031, Page 79.
- Rights of other parties in and to the grave site located on the land, including the right of ingress, egress, maintenance of such site and burial rights recorded in Book 6549, Page 403.
- Easement for the flow of the waters of the Indian Creek, and the rights of the public therein.
- Stromwater Detention Agreement recorded in Book 10729, Page 380.
- Conveyance of Common Areas/Open Space recorded in Book 11033, Page 519 and Instrument No. 20130516-0049304.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6204 Tuckaleechee Lane, Antioch, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEE(S), 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 the 8th DAY OF MAY, 2015.

Franklin E. Wilson by John Gleaves,
Attorney in Fact

Katie E. Wilson by John Gleaves,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of FRANKLIN E. WILSON AND KATIE E. WILSON, and who acknowledged he/she/they executed the same as the free act and deed of the said FRANKLIN E. WILSON AND KATIE E. WILSON.

Witness my hand and official seal, this the 8th of May, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-15-2016

RETURN TO:
REALTY TITLE & ESCROW CO.
6525 Quail Hollow, Ste. 115
Memphis, TN 38120
150105091
TG# 5235017

AFFIDAVIT RE: POWER OF ATTORNEY

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, do hereby swear and affirm that I am the attorney-in-fact for **Franklin E. Wilson**, by virtue of a Power of Attorney duly executed by the said **Franklin E. Wilson,** and appearing of record at Instrument Number 20150512-0043441 / Book _____, Page _____ in the Register's Office of Davidson County, Tennessee.

I, the undersigned, do hereby further swear and affirm that as of the date hereof, the said **Franklin E. Wilson** is alive and well and has not revoked or rescinded the powers granted me under the Power of Attorney described above.

FURTHER THE AFFIANT SAYETH NAUGHT.

JOHN GLEAVES

SWORN to and subscribed before me, this the 8 day of May, 2015.

Notary Public

My Commission Expires: _____ (SEAL)

RACHEL WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-15-2016

AFFIDAVIT RE: POWER OF ATTORNEY

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, do hereby swear and affirm that I am the attorney-in-fact for **Katie E. Wilson**, by virtue of a Power of Attorney duly executed by the said **Katie E. Wilson,** and appearing of record at Instrument Number 20150512-0043442 / Book _____, Page _____ in the Register's Office of Davidson County, Tennessee.

I, the undersigned, do hereby further swear and affirm that as of the date hereof, the said **Katie E. Wilson** is alive and well and has not revoked or rescinded the powers granted me under the Power of Attorney described above.

FURTHER THE AFFIANT SAYETH NAUGHT.

JOHN GLEAVES

SWORN to and subscribed before me, this the 8 day of May, 2015.

RACHEL WILSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 02-15-2016

Notary Public

My Commission Expires _____ (SEAL)