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

15010272 TG#5242542

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW15185

Send Tax Bills To:
New Owner

New Owner is:
FREO Tennessee, LLC
201 North Franklin St., Ste. 1750
Tampa, FL 33602

MAP: 151-10-0A

PARCEL: 204.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Danny L. Dalton, unmarried, and John William Parks II, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **FREO Tennessee, LLC, a Delaware Limited Liability Company,** hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: **1609 London Gardens Court, Antioch, TN 37013**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 184 on the plan of Phase ~~TWO~~ 2, Villages of Long Hunter PUD, as shown by plat appearing of record in Instrument Number 20020515-0059732, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Danny L. Dalton, unmarried and John William Parks, II, unmarried, joint tenants with the right of survivorship, by Quitclaim Deed from Danny L. Dalton, unmarried, dated 9/12/08 and recorded 9/19/08 in Instrument No. 20080919-0095552; and being the same property previously conveyed to Danny L. Dalton, a single man, by Warranty Deed from Hal Arch Moore, Jr., unmarried, dated 9/10/08 and recorded 9/19/08 in Instrument No. 20080919-0095550, in the Register's Office of Davidson County, Tennessee.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

BILL GARRETT, Davidson County
Trans:T20150040430 DEEDWARR
Recvd: 05/26/15 10:53 2 pgs
Fees:13.00 Taxes:499.50
20150526-0047945

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, its heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 14th day of May, 2015.

GRANTOR(S):

DANNY L. DALTON

JOHN WILLIAM PARKS II

ACKNOWLEDGEMENT

STATE OF ~~TE~~NNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Danny L. Dalton and John William Parks II**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 14th day of May, 2015.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Shelby

The actual consideration or value, whichever is greater, for this transfer is **$135,000.00**.

AFFIANT

SWORN TO and subscribed before me this ~~14th~~ 19th day of May, 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