FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF Shelby
Return to: **REALTY TITLE & ESCROW CO.** **6525 Quail Hollow, Ste. 115** **Memphis, TN 38120**	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$220,000.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **May 22, 2015.** Notary Public MY COMMISSION EXPIRES: 10-13-15 (AFFIX SEAL)

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

BILL GARRETT, Davidson County
Trans:T20150041742 DEEDWARR
Recvd: 05/29/15 10:45 2 pgs
Fees:13.00 Taxes:814.00
20150529-0049626

WARRANTY DEED

This Instrument Prepared By

FOUR STAR TITLE LLC
2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**15-0220**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FREO Tennessee, LLC	**Same as New Owner**	**075-001.01-000**
(NAME) **201 N. Franklin Street, Ste #1750**	(NAME)	15016678
(ADDRESS) **Tampa, FL 33602**	(ADDRESS)	TG#5283674
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Grover Thomas Hicks, Jr. and wife, Kathy L. Hicks,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FREO Tennessee, LLC, a ~~Delware~~ * Delaware Limited Liability Company,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Wilson** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Wilson County, TN:

Being Lot No. 39, on the Plan of New Hope Meadows, Phase I, First Revision, of record in Book 6900, Page 653, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

NOTE: Per legal, subject Lot located in Davidson County. Per Plat of record in Plat Book 15, Page 561 and Wilson County Assessor, Lot is located in Wilson County. Only a portion is located in Davidson County.

Being the same property conveyed to Grover Thomas Hicks, Jr. and wife, Kathy L. Hicks by Warranty Deed dated 3/5/1990 and filed for record on 6/9/1990 in Deed Book 419, page 639, in the Register's Office of Wilson County, Tennessee. And recorded in Book 8062, Page 633, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **4620 Raccoon Trail, Hermitage, TN 37076**
(House Number) (Street) (City, State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **22nd** day of **May, 2015.**

Grover Thomas Hicks, Jr.

Kathy L. Hicks

STATE OF **TENNESSEE**
COUNTY OF **Wilson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Grover Thomas Hicks, Jr. and Kathy L. Hicks**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **22nd** day of **May, 2015.**

NOTARY PUBLIC

My Commission Expires: 7/17/2017

HUGH B. SHOULDERS JR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON