WARRANTY DEED

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

BILL GARRETT, Davidson County
Trans:T20150043016 DEEDWARR
Recvd: 06/02/15 13:50 2 pgs
Fees:13.00 Taxes:721.50

20150602-0051204

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of May, 2015.

Notary Public

MY COMMISSION EXPIRES: 4-8-17

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SARAH KATHERINE A. WRIGHT COUNTY OF SHELBY MY COMM. EXP. APR 08, 2017

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
FREO Tennessee, LLC	NEW OWNER	183050A06800CO
(NAME)	(NAME)	
201 N. Franklin, Suite 1750		15010716
(ADDRESS)	(ADDRESS)	
Tampa, FL 33602		TG# 5285681
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Tanner Shetler and Kacey Shetler, husband and wife**, hereinafter called the GRANTOR(S), has 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/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 416 on the Plan of October Woods, Phase One, Section Three, of record in Plat Book 7900, Page 909 and amended in Plat Book 9700, Pages 229 and 230, Register's Office for said county, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tanner Shetler by deed from National City Bank of record in Instrument No. 20100518-0038194, Register's Office for Davidson County, Tennessee, and corrected by Scrivener's Affidavit of record in Instrument No. 20120313-0021655, Register's Office for Davidson County, Tennessee. Kacey Shetler joins in this conveyance to transfer any and all marital rights.

THIS CONVEYANCE IS FURTHER SUBJECT TO THE FOLLOWING:
2015 property taxes remain a lien, not yet due and payable. 2015 property taxes have been prorated between Grantor and Grantee.
Plan of record in Plat Book 7900, Page 909 and amended in Plat Book 9700, pages 229 and 230, said Register's Office.
Declarations of Covenants, Conditions and Restrictions of record in Book 9840, page 276 and Book 10181, page 986, said Register's Office.
By-Laws of record in Book 9840, Page 267, said Register's Office.
Charter for HOA of record in Book 9840, Page 249, said Register's Office.
Quitclaim deed to HOA for common area of record in Instrument no. 20000425-0041127, said Register's Office
Easement for Community Telephone Cabinet of record in Book 10766, Page 666, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 905 Colo Cove, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 GRANTEE(S), their heirs and/or 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/or 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 hand this 29th day of May, 2015.

Tanner Shetler

Kacey Shetler

State of Tennessee
County of Williamson

Personally appeared before me Tanner Shetler and Kacey Shetler, 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 purposes therein contained.

WITNESS my hand and seal this 29th day of May, 2015.

Notary Public

My Commission Expires: 11/15/17

Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY