BILL GARRETT, Davidson County
Trans:T20150043030 DEEDWARR
Recvd: 06/02/15 13:53 2 pgs
Fees:13.00 Taxes:832.50
20150602-0051215

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

Return To:
Realty Title & Escrow, Co.
Suite 115
6525 Quail Hollow
Memphis TN 38120

15010673
TG#5273887
02-1504-49442

STATE OF TENNESSEE
COUNTY OF Shelby
The actual consideration or value, whichever is greater, for this transfer is $225,000.00.

Affiant

Subscribed and sworn to before me, this 1 **day of** June, **2015.**

Notary Public
My commission expires: 4-8-17

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

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
FREO Tennessee, LLC 201 N. Franklin St., Ste 1750 Tampa, FL 33602	FREO Tennessee, LLC 201 N. Franklin St., Ste 1750 Tampa, FL 33602	075-16-0-A-067.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Courtney G. Smith, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to FREO Tennessee, LLC, a Delaware Limited Liability Company, hereinafter called the Grantees, their successors and 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. 46, on the Plan of Phase 2A, Walden Woods, of record in Instrument No. 20000512-0048112, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kenneth A. Elkins, married by deed from Frank Batson Homes, Inc., dated October 26, 2001, recorded November 5, 2001, of record in Instrument No. 20011105-0121057, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Courtney G. Smith, unmarried by deed from Kenneth A. Elkins, married, dated April 19, 2013, recorded June 12, 2013, of record in Instrument No. 20130612-0059983, Register's Office for Davidson County, Tennessee.

PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SUVEY REFERENCED.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 705 Wyntree N., Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 17th day of April,

Courtney G. Smith

STATE OF Texas

COUNTY OF Dallas

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Courtney G. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

~~Witness my hand in~~ Dallas, Texas, this 17th day of April, 2015

CLAUDIA TRUJILLO
Notary Public
STATE OF TEXAS
My Comm. Exp. 04-27-16

Notary Public

My Commission expires 04/27/16