BILL GARRETT, Davidson County
Trans:T20150043034 DEEDWARR
Recvd: 06/02/15 13:54 2 pgs
Fees:13.00 Taxes:739.63
20150602-0051218

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

Return to:
REALTY TITLE & ESCROW CO.
6525 Quail Hollow, Ste. 115
Memphis, TN 38120
1501055 7
TG#5248777

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Shelby
The actual consideration or value, whichever is greater, for this transfer is $199,900.00

Affiant

Subscribed and sworn to before me, this ~~22nd~~ 1st day of ~~May~~, 2015.

Notary Public
My commission expires: 6/13

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

04-1504-55524

Address of New Owner:	Send Tax Bills to:	Tax Information
FREO Tennessee, LLC 201 N Franklin Street, Suite 1750 Tampa, FL 33602	Same as new owner	174-11-0A-498.00

WARRANTY DEED Parcel# 174-11-0A-498.00

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, David Robert Phillips and wife, Suzanne ~~*~~ Phillips, 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:

*Smith

Being Lot No. 49, ~~on the Plan of~~ Cane Ridge Farms, Phase 3, Section I, as the same appears of record in Instrument No. 20070703-0079200, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to David Robert Phillips and wife, Suzanne Smith Phillips by a Warranty Deed dated 11/19/2009 and filed of record 11/20/2009, at Instrument No. 20091120-0107016, in the Register's Office of Davidson County, TN.

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 1749 Elijah Ryan Drive, Antioch, TN 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 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 21st day of May, 2015.

David Robert Phillips

Suzanne Phillips

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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

Witness my hand in Smyrna, TN, this 21st day of May, 2015.

Notary Public
State of Tennessee at Large

My Commission expires 5/23/16

