WARRANTY DEED

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

15010737 Tc#5297295

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$165,000.00.

Affiant

Subscribed and sworn to before me this 12 day of June 2015

Notary Public
My Commission expires:
(Affix Seal)

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

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
FREO Tennessee, LLC	New Owner	Map 149-07-0A Parcel 125.00 CO
201 N. Franklin Street, Suite 1750		
Tampa, FL 33602		

BILL GARRETT, Davidson County
Trans:T20150047206 DEEDWARR
Recvd: 06/15/15 11:40 2 pgs
Fees:13.00 Taxes:610.50
20150615-0056474

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Mike Mekhail, married**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **FREO Tennessee, LLC, a Delaware limited liability company**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in the 28th Councilmanic District of Davidson County, Tennessee, being all of Lot No. 125, Chelsea Village, Phase II A of Picadilly Segment, as shown by plat of record in Instrument Number 20020213-0018957, Register's Office for said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Mike Mekhail, from Stacey Carson and David P. Carson II, wife and husband, by deed on March 16, 2015, of record in Instrument Number 20150317-0022585, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Instrument Number 20020213-0018957, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 8082, Page 329, as amended and supplemented in Book 8083, Page 386; Book 8842, Page 434; Book 9492, Page 747; Book 9772, Page 887; Book 9988, Page 743 and Book 10117, Page 532, Register's Office for Davidson County, Tennessee.
- Charter of Chelsea Village Homeowner's Association, Inc., of record in Book 8813, Page 192, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 9503, Page 493, as amended in Book 9764, Page 334 and Book 9858, Page 386, Register's Office for Davidson County, Tennessee.
- The Grantor has never used this property as his marital or personal residence.

This is improved property known as: **600 Cadogan Court, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this June 11, 2015.

Mike Mekhail

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mike Mekhail** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 11, 2015

My commission expires 11-5-2018

Notary Public

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE