RECORDING INFORMATION
BILL GARRETT, Davidson County Trans:T20150047212 DEEDWARR Recvd: 06/15/15 11:44 2 pgs Fees:13.00 Taxes:802.53 20150615-0056477

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064
Telephone: (615) 790-8116

File No: 00012007
Return to:
REALTY TITLE & ESCROW CO.
6525 Quail Hollow, Ste. 115
Memphis, TN 38120
MAP - PARCEL NO: 173080A00800CO

15010690 TG#5290986

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
FREO TENNESSEE, LLC	FREO TENNESSEE, LLC	N/A
201 N FRANKLIN ST. STE 1750	201 N FRANKLIN ST. STE 1750	
TAMPA, FL 33602	TAMPA, FL 33602	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **TAEK S. RUSSELL, unmarried**, have bargained and sold and by these presents do transfer and convey unto **FREO TENNESSEE, LLC, a Delaware limited liability company, its successors** and assigns forever, the following described property, to wit:

Being Lot No. 38, on the Final Plat, Section 1 of Deer Valley, a Planned Unit Development, of record in Instrument No. 20030205-0016206, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Taek S. Russell, married, by Warranty Deed from Prat Itharat and wife, Noelle M. Itharat, f.k.a Noelle M. McKenzie, dated 1/9/2009 and recorded 1/16/2009, of record in Instrument No. 20090116-0004393, Registers Office for Davidson County, Tennessee.
This is ☑ improved ☐ unimproved property known as 1009 Streamdale Point West, Antioch, TN 37013.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, its successors and assigns forever.

AND I DO COVENANT with the said Grantee, its successors and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2015 Davidson County property taxes are a lien, but are not yet due and payable.
2. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20030205-0016206, Register's Office for Davidson County, Tennessee.
3. Stormwater Detention Agreement of record in Instrument Nos. 20010503-0045314 and 20020627-0077608, Register's Office for Davidson County, Tennessee.

4. Conveyance of Common Areas of record at Instrument No. 20040224-0020945, in the Register's Office for Davidson County, Tennessee.

5. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20021212-0153693, Register's Office for Davidson County, Tennessee.

6. Charter for Homeowners Association of record in Instrument No. 20021212-0153692, merger at 20070807-0093758, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this the 5th day of June, 2015.

TAEK S. RUSSELL

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **TAEK S. RUSSELL**, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, on this 5th day of June, 2015.

My Commission Expires:
12-06-16

Notary Public

DONNA L. SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Shelby

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of **$216,900.00**.

Affiant

SWORN TO and subscribed before me on this 9 day of June, 2015.

My Commission Expires:

Notary Public

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

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