Prepared by:
Costner Law Office, PLLC
725 Cool Springs Blvd STE 600
Franklin, TN 37064
File #: TNP152535

STATE OF TENNESSEE
COUNTY OF Shelby
The actual consideration or value, whichever is greater, for this transfer is $201,000.00

Affiant

Subscribed and sworn to before me, this 8th day of June, 2015.

Notary Public
My commission expires: 4-8-17

STATE OF TENNESSEE NOTARY PUBLIC
SARAH KATHERINE A. WRIGHT
SHELBY COUNTY

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

15010729 TG#5296826

Address of New Owner:	Send Tax Bills to:	Tax Information:
FREO Tennessee, LLC 201 N Franklin Street #1750 Tampa, FL 33602	FREO Tennessee, LLC 201 N Franklin Street #1750 Tampa, FL 33602	173-16-A-59CO

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 **Kendall Sheppard a/k/a Kendall Dixon Mattheiss and Michael Mattheiss, wife and husband**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **FREO Tennessee, LLC*** 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:

* a Delaware Limited Liability Company

Land in Davidson County, Tennessee, being Lot No. 61 on the plan of Hidden Creek, Phase 1, Section 1, Phase 2, and Phase 3, Section 1 of record in Instrument Number 20030213-0020016, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed by QuitClaim Deed from James Thomas Sheppard to Kendall Sheppard, a/k/a Kendall Dixon of record in Instrument Number 20060307-0026321, Register's Office for Davidson County, Tennessee.

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 3137 Hidden Creek Drive, Antioch, Tennessee 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.

BILL GARRETT, Davidson County
Trans:T20150047215 DEEDWARR
Recvd: 06/15/15 11:47 2 pgs
Fees:13.00 Taxes:743.70
20150615-0056483

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 8th day of June, 2015.

Kendall Sheppard a/k/a Kendall Dixon Mattheiss

Kendall Sheppard a/k/a Kendall Dixon Mattheiss

Michael Mattheiss

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kendall Sheppard a/k/a Kendall Dixon Mattheiss and Michael Mattheiss, 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 Franklin, TN, this 8th day of June, 2015.

State of Tennessee at Large

My Commission expires: 6/24/2018

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY