WARRANTY DEED

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

P-RA-15-509

STATE OF TENNESSEE
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: 4-8-2017

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
FREO Tennessee, LLC	**FREO Tennessee, LLC**	
(NAME)	(NAME)	
201 N. Franklin St., Ste. 1750	**201 N. Franklin St., Ste. 1750**	**164-13-0A-068.00-CO**
(ADDRESS)	(ADDRESS)	15010800
Tampa, FL 33602	**Tampa, FL 33602**	TG#5317359
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **TONYA DENISE BLACKWELL, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **FREO TENNESSEE, LLC, A DELAWARE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), their heirs and assigns, that 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. 75 ~~on the Plan of~~ Final Plat, Phase Four, Treehaven Subdivision of record in Plat at Instrument No. 20060316-0030439, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Otis Blackwell Jr., an unmarried individual by Warranty deed from Capitol Homes, Inc., a Tennessee Corporation of record in Instrument No. 20070606-0067922 Register's Office for Davidson County, Tennessee, dated May 31, 2007 and recorded on June 06, 2007. The said Otis Blackwell Jr. having since died on August 26, 2012 devising the property to Tonya Denise Blackwell by Lat Will and Testament filed for record on September 27, 2012, as shown of record (Docket No. 12P1491) in the Probate Court for Davidson County, Tennessee.

This conveyance is subject to:
- All matters shown on Plan of record in Instrument No. 20060316-0030439;
- Covenants, Conditions and Restrictions of record in Book 11588, Page 484, as amended in Book 11669, Page 376, Instrument Nos. 20010308-0021946, 20010504-0046260 and 20030527-0071168;
- By-Laws of record in Book 11648, Page 662, as amended in Instrument No. 20010504-0046261;
- HOA Charter of record in Book 11648, Page 660, as amended in Instrument No. 20010326-0028531;
- Clearance Permit granted to Southern Bell Telephone and Telegraph Company of record in Book 1141, Page 327, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **509 Goldroom Way , 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20150051871 DEEDWARR
Recvd: 06/29/15 11:14 2 pgs
Fees:13.00 Taxes:699.30
20150629-0062170

Witness my/our hand(s) this the 15th DAY OF JUNE, 2015.

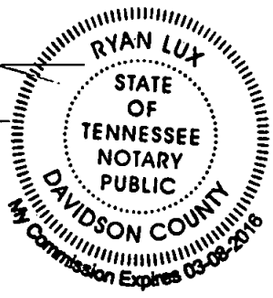
Tonya Denise Blackwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TONYA DENISE BLACKWELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of June, 2015.

Notary Public
My Commission Expires: _____
(SEAL)



Rudy Title and Escrow, LLC
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Nashville, TN 37212