BILL GARRETT, Davidson County
Trans:T20150051873 DEEDWARR
Recvd: 06/29/15 11:15 2 pgs
Fees:13.00 Taxes:728.90
20150629-0062171

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

STATE OF TENNESSEE
COUNTY OF Shelby
The actual consideration or value, whichever is greater, for this transfer is $197,000.00.

Affiant

Subscribed and sworn to before me, this 19th day of June, 2015.

Notary Public
My commission expires: Sept. 16, 2018

LINDA A. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. SEPT. 16, 2018

Return to:
REALTY TITLE & ESCROW CO.
6525 Quail Hollow Rd., Ste. 115
Memphis, TN 38120
15010896 TG#5323053

04-1506-55614

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	173-15-0A-091.00

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, **Lee F. Dedmon, a single man**, hereinafter referred to as Grantor, has bargained and sold, and does 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:

Being Lot No. 91, on the Final Plat of Mill Run Subdivision, Phase 2, (Cluster Lot Development), as of record in Instrument No. 20011009-0109754, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lee F. Dedmon, a single man by a Warranty Deed dated 08/29/2003 and filed of record 10/07/2003, at Instrument No. 20031007-0148488, in the Register's Office of Davidson County, TN.

THIS INSTRUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED

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 177 Claybrook Lane, 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 19th day of June, 2015.

Lee F. Dedmon

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Lee F. Dedmon**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 19th day of June, 2015.

Notary Public
State of Tennessee at Large

My Commission expires: 5/23/16

