THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

Return to:
REALTY TITLE & ESCROW CO.
6525 Quail Hollow Rd., Ste. 115
Memphis, TN 38120
15010866 TG#5322360

STATE OF TENNESSEE)
COUNTY OF Shelby)

The actual consideration or value, whichever is greater, for this transfer is: $163,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of June, 2015.

Notary Public
My Commission Expires: Sept. 16, 2015

LINDA A. GRAY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. SEPT. 16, 2015

BILL GARRETT, Davidson County
Trans:T20150051875 DEEDWARR
Recvd: 06/29/15 11:16 2 pgs
Fees:13.00 Taxes:603.10
20150629-0062174

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
FREO Tennessee, LLC 201 N. FRANKLIN ST, Ste1750 TAMPA FL 33602	FREO Tennessee, LLC 201 N. FRANKLIN St. Ste1750 TAMPA FL 33602	Tax Parcel ID No. 150160A11700CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Matthew R. Tucker and wife, Erin J. Billingsley n/k/a Erin J Tucker,** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **FREO Tennessee, LLC, a Delaware Limited Liability Company,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 99 on the Final Plat of Windhaven Shores, Section Four of record in Instrument Number 20041222-0152517, 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 Matthew R. Tucker and wife, Erin J. Billingsley by Warranty deed from T.F. Homes, LLC. of record in Instrument No. 20061024-0131591 Register's Office for Davidson County, Tennessee, dated October 23, 2006 and recorded on October 24, 2006.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2015 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20041222-0152517, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20030219-0021585, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

By-Laws of record in Instrument Number 20030219-0021586, in the Register's Office for DavidsonCounty, Tennessee.

Sewer Line Easement of record in Instrument Number 20011029-0117537, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Instrument Number 20020603-0066392 and Instrument Number 20030218-0020742, in the Register's Office for Davidson County, Tennessee.

Charter to HOA of record in Instrument Number 20030228-0026797, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed to HOA of record in Instrument Number 20061204-0148906 and Instrument Number 20060724-0088808, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 3404 Whitesail Ct Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of June, 2015.

Matthew R. Tucker

Erin J. Tucker

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matthew R. Tucker and Erin J. Tucker, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of June, 2015.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018