NEW OWNER:

FREO Tennessee, LLC, a Delaware Limited Liability Company
201 N. Franklin St., Ste 1750
Tampa FL 33602

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 15-0185

Return to:
REALTY TITLE & ESCROW CO.
6525 Quail Hollow Rd., Ste. 115
Memphis, TN 38120
15010207

Map 174 Group 01-0-A Parcel 106.00CO

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20150053932 DEEDWARR
Recvd: 07/06/15 10:04 3 pgs
Fees:18.00 Taxes:592.00
20150706-0064739

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Sixty Thousand and 00/100 Dollars** (**$160,000.00**) cash in hand paid, the receipt of which is hereby acknowledged, **TAMMY D. PARIS-REYNOLDS, UNMARRIED** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **FREO Tennessee, LLC, a Delaware Limited Liability Company** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Being all of Lot No. Two Hundred Twenty Nine (229) on the Final Plat, Rivendell Woods, Phase One, Section Two, according to plat and survey of record in Instrument Number 20080829-0088935, of Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Tammy D. Reynolds, a married woman, by Warranty Deed from Ole South Properties, Inc., dated July 28, 2011, and of record Instrument No. 20110804-0060086, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 1093 Shire Drive, Antioch, Tennessee 37013.

***Tammy D. Reynolds is one and the same as Tammy D. Paris-Reynolds.**

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 30th day of **June, 2015**.

TAMMY D. PARIS-REYNOLDS

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, TAMMY D. PARIS-REYNOLDS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of **June, 2015**.

BRITTANY T. [illegible] STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 7-25-16

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The actual consideration or value, whichever is greater, for this transfer is $ **160,000.00** .

AFFIANT

Sworn to and subscribed to before me this 30 day of **June, 2015**.

NOTARY PUBLIC

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