WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150053944 DEEDWARR
Recvd: 07/06/15 10:07 2 pgs
Fees:13.00 Taxes:606.43
20150706-0064742

STATE OF TENNESSEE
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of June, 2015.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 381 Mallory Station Rd, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
FREO Tennessee, LLC	FREO Tennessee, LLC	174 01 0A 102.00
(NAME)	(NAME)	
201 N. Franklin Street, Suite 1750	SAME	15010926
(ADDRESS)	(ADDRESS)	TG#
Tampa, FL 33602		5327815
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Sixty-Three Thousand Nine Hundred And No/100 Dollars ($163,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Ram Tiwari and Hari M. Tiwari husband and wife, and Prem Magar**, a single man, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **FREO Tennessee, LLC**, a Delaware limited liability company, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being all of Lot No. 225, ~~Final Plat~~, Rivendell Woods, Phase One, Section Two, according to plat and survey appearing of record in Instrument Number 20080829-0088935, of the 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 Ram Tiwari and Hari M. Tiwari, husband and wife, and Prem Magar, a single man by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, dated February 13, 2013 and recorded February 20, 2013 as Instrument No. 20130220-0017069, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1077 Shire Dr, Antioch, TN 37013

File Number: NAT-152511

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 and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 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 our hands this 26th day of June, 2015.

Ram Tiwari

Hari M. Tiwari

Prem Magar

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Ram Tiwari and Hari M. Tiwari and Prem Magar, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of June, 2015.

Notary Public

My Commission Expires: 7-24-17

(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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

File Number: NAT-152511