Warranty Deed

BILL GARRETT, Davidson County
Trans:T20150053952 DEEDWARR
Recvd: 07/06/15 10:13 3 pgs
Fees:18.00 Taxes:712.25
20150706-0064759

STATE OF TENNESSEE
COUNTY OF Shelby

The actual consideration or value, whichever is greater, for this transfer is $192,500.00.

Affiant

Subscribed and sworn to before me, this the 29th day of June, 2015.

Notary Public

My commission expires: April 8, 2017

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

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
FREO Tennessee, LLC	New Owner	
201 N. Franklin Street, Suite 1750		176-01-0A-066.00-CO
Tampa, FL 33602		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CLIFTON A. POND, III AND WIFE, JEANNIE H. COMPTON-POND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FREO TENNESSEE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A 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. 66 on the Final Plat of The Estates of Hickory Woods of record in Plat at Instrument No. 20010412-0036163, 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 Clifton A. Pond, III, and wife, Jeannie H. Compton-Pond by Warranty deed from Classic Homes BOS, LP of record in Instrument No. 20050228-0021512 Register's Office for Davidson County, Tennessee, dated February 25, 2005 and recorded on February 28, 2005.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 6836 Hickory Rim Court, 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of June, 2015.

Jeannie H. Compton-Pond

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jeannie H. Compton-Pond, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

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

Notary Public

My Commission Expires:

7-2-2018

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018

Return to:
REALTY TITLE & ESCROW CO.
6525 Quail Hollow Rd., Ste. 115
Memphis, TN 38120
15010994 TG#5341683

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of June, 2015.

Clifton A. Pond, III

STATE OF Florida
COUNTY OF Polk

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Clifton A. Pond, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of June, 2015.

Notary Public

My Commission Expires:

LORALYN K. HAYES
Notary Public - State of Florida
My Comm. Expires Nov 8, 2016
Commission # EE 850230
Bonded Through National Notary Assn.