BILL GARRETT, Davidson County
Trans:T20150053957 DEEDWARR
Recvd: 07/06/15 10:16 2 pgs
Fees:13.00 Taxes:636.40
20150706-0064763

This instrument prepared by: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 26th day of June, 2015, by and between Charvis W Rand, single , party of the first part, and FREO Tennessee, LLC, a Delaware limited liability company, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 509 on the Plan of October Woods, Phase Four, Section 7 A, a Planned Unit Development, of record in Instrument Number 20000907-0088379, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being all or part of the same property conveyed to Charvis W. Rand by virtue of that certain Warranty Deed dated August 29, 2003, at Instrument No. 20030904-0128136 in the amount of $155,900.00 in the Register's Office of Davidson County, Tennessee.

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), their heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2015 Davidson County real property taxes, being a lien not yet due and payable; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Charvis W Rand

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Charvis W Rand, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of June, 2015.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Record and Return to: Realty Title & Escrow Co. 15010875 TG#5326882
6525 Quail Hollow, Ste 115
Memphis, TN 38120

Property Owner & Address: FREO Tennessee, LLC
201 N. Franklin Street, Suite 1750
Tampa FL 33602

Tax Parcel No 183050A27900CO

Property Address: 5525 Craftwood Drive
Antioch, TN 37013

MAIL TAX
BILLS TO:

FREO Tennessee, LLC
201 N. Franklin Street, Suite 1750
Tampa FL 33602

STATE OF Tennessee
COUNTY OF Shelby

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $172,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 26th 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