Prepared By & Return To:
Realty Title
6525 Quail Hollow Road #115
Memphis, Tennessee 38120
(901)260-4055

BILL GARRETT, Davidson County
Trans:T20150053959 DEEDWARR
Recvd: 07/06/15 10:18 2 pgs
Fees:13.00 Taxes:695.60
20150706-0064766

WARRANTY DEED

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Milca S. Martinez and Xavier Guzman, wife and husband** ("Grantor"), has this day bargained and sold and by these presents does bargain, sell, transfer and convey unto **FREO Tennessee, LLC, a Delaware limited liability company** ("Grantee") the following described property being situated in Davidson County, TN, to wit:

Lot 75, Final Plat, Hidden Creek, Phase 1, Section 1, Phase 2 and Phase 3, Section 1, as shown on plat of record in Plat Book Instrument Number 20030213-0020016 corrected under Instrument Numbers 20030331-0042208 and 20031120-016964, in the Register's Office of Davidson County, Tennessee, to which plat reference is made for a more particular description of said property

Derivation Clause: Said property being one and the same property conveyed to Grantor herein by way of Warranty Deed of record at Instrument Number 20040607-0066772 in the Register's Office of Davidson, Tennessee;

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his heirs, successors and assigns in fee simple forever. Grantor covenants that Grantor is lawfully seized and possessed of said real estate; Grantor has full power and lawful authority to sell and convey the same; the title thereto is free, clear and unencumbered except as to: (1) permitted encumbrances listed below; (2) zoning; (3) setback requirements and general utility, sewer, and drainage easements of record; (4) subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (5) applicable property taxes which are not yet due and payable; and Grantor will forever warrant and defend the same against the claims of all persons whomsoever.

Permitted encumbrances: Subdivision Restrictions, Building Lines & Easements of record at: 20030213-0020016; Declaration of Covenants, Conditions & Restrictions of record at: 20020514-0059176 amended at Instrument No. 20030313-0033781 and 20050308-0025065, supplement at 20050930-0117906, 20060828-0105537 and 20060828-0105538 and amended at 20090908-0084135; Other: Surveyor's Certificate of Correction of record at Instrument Nos. 20030331-0042208 and 20031120-0169641; Conveyance of Common Areas of record at Instrument No. 20030303-0027387; Bylaws of Hidden Creek HOA of record at Instrument Nos. 20030303-0027389 and amended at 20090908-0074136, all of record in the Register's Office of Davidson County, Tennessee

The words Grantor and Grantee shall include the plural where appropriate and, along with pronouns used herein, shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, Grantor has executed this instrument to be effective the 26th day of June, 2015.

File No. 15010857
TG #5334334

REALTY TITLE®

Milca S. Martinez

Xavier Guzman

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for said State and County, Milca S. Martinez and Xavier Guzman, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23 day of June, 2015.

Stefanie Galue
Notary Public

My Commission Expires: 1-11-2017

(SEAL)

STEFANIE GALUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 11, 2017

Owner Name and Address:
FREO Tennessee, LLC
2001 N. Franklin Street, Suite 1750
Tampa, FL 33602

Property Address:
3600 Coles Branch Drive
Antioch, TN 37013

Send Tax Bills To:
FREO Tennessee, LLC
2001 N. Franklin Street, Suite 1750
Tampa, FL 33602

Tax Parcel ID Number:
173 16 0A 062.00

Valuation Affidavit:
I hereby swear or affirm that to the best of my knowledge, information and belief, that the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $ 188,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 26th day of June, 2015.

Linda A. Gray
Notary Public

LINDA A. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. SEPT. 16, 2018

My Commission Expires: Sept. 16, 2018

File No. 15010857

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