WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $201,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES: Sept. 16, 2018
(AFFIX SEAL)

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

O-BM-15-3464

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
FREO Tennessee, LLC	FREO Tennessee, LLC	
(NAME)	(NAME)	
201 N Franklin Street, Suite 1750	201 N. Franklin St., Ste 1750	**173-16-0A-227.00-CO**
(ADDRESS)	(ADDRESS)	15010997 TG#5349099
Tampa, FL 33602	Tampa, FL 33602	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **RONALD H. RAWLS, II AND SHAYNA M. ROGERS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **FREO TENNESSEE, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 200 on the Plan of Final Plat of Hidden Creek, Phase 3, Section 2 of record in Plat at Instrument No. 20050714-0081683, 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 Ronald H. Rawls II and wife, Shayna M. Rogers by Corporate Form Special Warranty deed from U.S. Bank National Association, as successor trustee, to Bank of America, National Association as successor by merger to LaSalle Bank National Association, as trustee for Ownit Mortgage Loan trust, Ownit Mortgage Loan Asset-Backet certificates, series 2006-3, by Litton Loan Servicing, L.P., as Attorney in fact of record in Instrument No. 20110202-0009430 Register's Office for Davidson County, Tennessee, dated December 21, 2010 and recorded on February 02, 2011 and Scrivener's Affidavit recorded on February 02, 2011 as Instrument No. 20110202-0009431, said Register's Office.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent.
- Plat recorded in Instrument No. 20050714-0081683, said Register's Office.
- Covenants, Conditions and Restrictions of record in Instrument Number 20020514-0059176, as amended in Instrument No. 20030313-0033781; Instrument No. 20050308-0025065; Instrument No. 20050930-0117904; Instrument No. 20050930-0117906 and Instrument No. 20090908-0084135, Register's Office for Davidson County, Tennessee.
- By-Laws of Hidden Creek of record in Instrument No. 20030303-0027389 and amended recorded in Instrument No. 20090908-0084136 in the Register's Office for Davidson County, Tennessee.
- Charter of Hidden Creek Homeowner's Association of record in Instrument No. 20030303-0027388 in the Register's Office for Davidson County, Tennessee.
- By-Laws of Hidden Creek of record in Instrument No. 20081230-0123265 in the Register's Office for Davidson County, Tennessee.
- QuitClaim Deed for common areas to Hidden Creek Homeowner's Association of record in Instrument No. 20050930-0117905 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3464 Chandler Cove Way, Antioch, Tennessee 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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20150056403 DEEDWARR
Recvd: 07/13/15 11:31 2 pgs
Fees:13.00 Taxes:747.03
20150713-0067776

Witness my/our hand(s) this the 8th DAY OF JULY, 2015.

Ronald Rawls by SR as Attorney in fact
Ronald H. Rawls, II, by Shayna M. Rogers as Attorney in Fact

SR
Shayna M. Rogers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHAYNA M. ROGERS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of RONALD H. RAWLS, II, and who acknowledged he/she/they executed the same as the free act and deed of the said RONALD H. RAWLS, II.

Witness my hand and official seal, this the 8th of July, 2015.

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHAYNA M. ROGERS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of July, 2015.

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

Notary Public
My Commission Expires: _____
(SEAL)

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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