WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150056417 DEEDWARR
Recvd: 07/13/15 11:33 2 pgs
Fees:13.00 Taxes:760.35
20150713-0067788

G-VRES-15-2553

STATE OF TENNESSEE
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES: 4-8-17
(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
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, a Delaware Limited Liability Company	FREO Tennessee, LLC	
(NAME) **201 N. Franklin Street, Suite 1750**	(NAME) 201 N. Franklin St., STE 1750	**174-11-0A-372.00-CO**
(ADDRESS) **Tampa, FL 33602**	(ADDRESS) Tampa FL 33602	15010625 TG#5335721
(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 **JEREMY D. ROPER AND WIFE, MAEGAN H. ROPER,** 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. 289 on the Plan of Final Plat of Cane Ridge Farms, Phase Six, Section One of record in Plat at Instrument No. 20050209-0015098, 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 Jeremy D. Roper and wife, Maegan H. Roper by Warranty deed from The Craig Company of record in Instrument No. 20080303-0020669 Register's Office for Davidson County, Tennessee, dated February 27, 2008 and recorded on March 03, 2008.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent years a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20050209-0015098, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20000905-0087103, amended in Instrument No. 20001204-0119093, Instrument No. 20010815-0088370, Instrument No. 20040319-0031603, Instrument No. 20041102-0131848 and Instrument No. 20100526-0040558, Register's Office for Davidson County, Tennessee.
- Charter for HOA in Instrument Number 20010816-0088852 and Instrument No. 20010815-0088360, Register's Office for Davidson County, Tennessee.
- Charter of Cane Ridge Farm Homeowner's Association of record in Instrument Number 20010815-0088360 and Instrument No. 20041210-0147105, in the Register's Office for DavidsonCounty, Tennessee.
- Conveyance of common areas in Instrument No. 20000905-0087103, Register's Office for Davidson County, Tennessee.
- Easement for Transmission Lines in Book 4428, page 565 and Book 4420, Page 36, Register's Office for Davidson County, Tennessee.
- Easement for Utilities in Book 5078, page 476, Register's Office for Davidson County, Tennessee.
- Easement conveyed to United Telephone Co. in Instrument No. 20020123-0009340, Register's Office for Davidson County, Tennessee.
- Conveyance of Open Space to Homeowner's Association of record in Instrument Number 20010815-0088361, in the Register's Office for DavidsonCounty, Tennessee.
- Sanitary Sewer and Drainage easement of record in Instrument Number 20010300-1072141, in the Register's Office for DavidsonCounty, Tennessee.
- Restrictions of record as Instrument Number 20080303-0020669 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2553 Kanlow Drive , 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.

Witness my/our hand(s) this the 2nd DAY OF JULY, 2015.

Jeremy D. Roper by John Gleaves,
Attorney in Fact

Power of Attorney being recorded simultaneously at book_____, page_____.
20150713-0067786

Maegan H. Roper by John Gleaves,
Attorney in Fact

Power of Attorney being recorded simultaneously at book_____, page_____.
20150713-0067787

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, 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 JEREMY D. ROPER AND MAEGAN H. ROPER, and who acknowledged he/she/they executed the same as the free act and deed of the said JEREMY D. ROPER AND MAEGAN H. ROPER.

Witness my hand and official seal, this the 2nd of July, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

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

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