WARRANTY DEED

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of July, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
FREO Tennessee, LLC, a Delaware Limited Liability Company	FREO Tennessee, LLC	135-14 -0-A-208.00 CO
(NAME)	(NAME)	
201 N. Franklin St.	201 N. Franklin St., Ste 1750	15010865
Suite 1750 (ADDRESS)	(ADDRESS)	TG#5347465
Tampa, FL 33602	Tampa, FL 33602	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Sharlene E. Murphy and husband, Andre H. Preddie AKA Andre Preddie,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **FREO Tennessee, LLC, a Delaware Limited Liability Company,** hereinafter called the GRANTEES, 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. 208 on the Final Plat of Pinnacle Point Subdivision,* of record in Book 8250, Page 842, as corrected in Book 10890, Page 215 and Book 11114, Page 958, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

* Phase Five

Being the same property conveyed to Sharlene E. Murphy and husband, and Andre H. Preddie, by deed of record in Instrument Number 20060703-0079119, Register's Office for Davidson County, Tennessee. Vesting erroneously noted as Andre H. Preddie. Legal name is Andre Preddie.

Subject to all matters as shown on the Final Plat of Pinnacle Point Subdivision, of record in Book 8250, Page 842, as corrected in Book 10890, Page 215 and Book 11114, Page 958, Register's Office for Davidson County, Tennessee. Subject to all matters as shown in Book 11655, Page 503, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 6405, Page 169, Register's Office for Davidson County, Tennessee. Articles to Pinnacle Point Homeowners Association of record in Book 7058, Page 234, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1052 Blue Mountain Lane, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Return to:
Realty title & Escrow Co.
6525 Quail Hollow, Suite 115
Memphis TN 38120

BILL GARRETT, Davidson County
Trans:T20150058838 DEEDWARR
Recvd: 07/20/15 11:00 2 pgs
Fees:13.00 Taxes:630.85
20150720-0070570

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 8th day of July, 2015.

Sharlene E. Murphy

Andre Preddie

State of Tennessee
County of Williamson

Personally appeared before me Sharlene E. Murphy and Andre Preddie, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 8th day of July, 2015.

Notary Public
My Commission Expires:

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

File No.: 9640