THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 15074596** Return to: Realty Title & Escrow Co. 6525 Quail Hollow, Ste 115 Memphis, TN 38120 15011093 TG#5370275	STATE OF TENNESSEE) COUNTY OF Shelby) The actual consideration or value, whichever is greater, for this transfer is: $151,000.00. Affiant Subscribed and sworn to before me, this 17th day of July, 2015. Notary Public My Commission Expires:

SARAH KATHERINE A. WRIGHT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. APRIL 08, 2017

WARRANTY DEED

Address New Owner: FREO Tennessee LLC 201 N. Franklin Street, Ste. 1750 Tampa, FL 33602	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 176 05 0A 029.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mary Massey, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **FREO Tennessee LLC, a Delaware Limited Liability Company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land situated in Davidson County, TN:

Being Lot No. 46, on the Plan of Hickory Woods Estates, Section C, as of record in Plat Book 6900, Page 884-887, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mary Massey by a Warranty Deed dated 03/19/2014 and filed of record 3/25/2014, at Instrument No. 20140325-0024422, in the Register's Office of Davidson County, TN.

Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

2015 Davidson County Taxes, a lien, not yet due and payable.

Subdivision restrictions, building lines and easements of record in Plat Book 6900 Pages 885-887, in the Register's Office of Davidson County, TN.

Boundary Plat of record in Plat Book 6900 Page 884, in aforesaid Register's Office.

Easement(s) of record in Book 9632 Page 973, Book 8169 Page 564, Book 8169 Page 571, Book 8169 Page 579 and Book 8169 Page 588, in aforesaid Register's Office.

BILL GARRETT, Davidson County
Trans:T20150061101 DEEDWARR
Recvd: 07/27/15 08:38 2 pgs
Fees:13.00 Taxes:558.70
20150727-0073260

Rules and Regulations of record in Instrument No. 20010614-0062709 and 20011015-0111957, in aforesaid Register's Office.

Architectural Guidelines of record at Instrument No. 20010614-0062710, in aforesaid Register's Office.
By-Laws of record in Book 7932 Page 648, as Exhibit "C" in Book 9678 Page 187 (at Page 213) and amended at Instrument Nos. 20001207-0120450 and 20031010-0150800, in the aforesaid Register's Office.

Declarations of Covenants, Conditions and Restrictions of record in Book 7422 Page 235, Book 7422 Page 298, Book 7422 Page 301, Book 7422 Page 304, Book 7823 Page 857, Book 7857 Page 94 and re-recorded in Book 7876 Page 75, correction in Book 9616 Page 470 and Book 9616 Page 477 and amended in Book 9678 Page 187 and Book 11180 Page 802, in aforesaid Regiser's Office.

Charter of Hickory Woods Estates Homeowners Association of record in Book 9680 Page 319, in the aforesaid Register's Office

This is improved property located at 6721 Birchbrook Dr Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of July, 2015.

Mary Massey

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mary Massey, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of July, 2015.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018