BILL GARRETT, Davidson County
Trans:T20150061103 DEEDWARR
Recvd: 07/27/15 08:39 2 pgs
Fees:13.00 Taxes:647.50
20150727-0073262

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW15496FA

Send Tax Bills To:
New Owner

Return to:
REALTY TITLE & ESCROW CO.
6525 Quail Hollow Rd., Ste. 115
Memphis, TN 38120
15011137 TG#5374768

New Owner is:
FREO Tennessee, LLC
201 N. Franklin St., Ste. 1750
Tampa, FL 33602

MAP: 150-16-0A

PARCEL: 081.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Darryl L. Hudgins and wife, Aileen L. Hudgins, and Ashley S. Hudgins, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **FREO Tennessee, LLC, A Delaware Limited Liability Company**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property commonly Known As: **3613 Shorewind Bay, Antioch, TN 37013**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Lot No. 64, Final Plat, Section Two:, Windhaven Shores, "A Cluster Lot Subdivision", as shown on plat of record at Instrument No. 20031210-0176853, in the Register's Office for Davidson County, Tennessee, to which plat reference is made for a more particular description of said property.

BEING the same property conveyed to Darryl L. Hudgins and wife, Aileen L. Hudgins, and Ashley S. Hudgins, unmarried, joint tenants right of survivorship, by Warranty Deed from T.F. Homes, LLC, dated 1/7/05 and recorded 1/13/05 in Instrument No. 20050113-0004904, and re-recorded on 1/27/05 in Instrument No. 20050127-0010007, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives

to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, its heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 17th day of July, 2015.

GRANTOR(S):

X Darryl L. Hudgins
DARRYL L. HUDGINS

X Aileen L Hudgins
AILEEN L. HUDGINS

X Ashley S Hudgins
ASHLEY S. HUDGINS

ACKNOWLEDGEMENT

STATE OF Florida
COUNTY OF Broward

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Darryl L. Hudgins, Aileen L Hudgins and Ashley S. Hudgins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 17th day of July, 2015.

MARGARET L. FORREST
Notary Public - State of Florida
My Comm. Expires Feb 5, 2018
Commission # FF 90059
Bonded Through National Notary Assn.

NOTARY PUBLIC
My Commission Expires: Feb 5, 2018

STATE OF Florida
COUNTY OF Broward

The actual consideration or value, whichever is greater, for this transfer is **$175,000.00**.

Aileen L Hudgins
AFFIANT

SWORN TO and subscribed before me this 17th day of July, 2015.

MARGARET L. FORREST
Notary Public - State of Florida
My Comm. Expires Feb 5, 2018
Commission # FF 90059
Bonded Through National Notary Assn.

NOTARY PUBLIC
My commission expires: Feb 5, 2018