THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1673

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

15011203 TG#5383595

This deed prepared by information provided by Realty Title, without the benefit of independent title search or title insurance from preparer.

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
FREO Tennessee, LLC 201 N. Franklin St. Tampa, FL 33602	NEW OWNER	174-1-A-008.00CO

BILL GARRETT, Davidson County
Trans:T20150066104 DEEDWARR
Recvd: 08/10/15 10:29 2 pgs
Fees:13.00 Taxes:647.50
20150810-0079471

STATE OF TENNESSEE
COUNTY OF Shelby
The actual consideration or value, whichever is greater, for this transfer is $175,000.00

Affiant

Subscribed and sworn to before me, this the 30th day of July, 2015.

Notary Public
My Commission Expires:
(Affix Seal)

SARAH KATHERINE A. WRIGHT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. APRIL 04, 2017

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. I **Wilhemina A. Boadi-Ihenyen, a married woman,** hereinafter called the Grantor, 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. 11 as shown on the Plan of Rivendell Woods, Phase I, Section II, according to plat and survey of record in Instrument Number 20080829-0088935, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Wilhemina A. Boadi, an unmarried woman by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, dated February 3, 2102, of record in Instrument Number 20120207-0011012, Register's Office for Davidson County, Tennessee.

Wilhemina A. Boadi having since married is now known as Whilhemina A. Boadi-Ihenyen.

Aidenojie Ihenyen joins in the execution of this instrument for the expressed purpose of conveying any/all interest he may have in subject property by virtue of his marriage to Whilhemina A. Boadi-Ihenyen.

This is ☒ Improved OR ☐ Unimproved property located at: **1128 Shire Drive, Antioch, TN 37013**

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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. Whenever used, the singular number 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 27 day of **July, 2015.**

GRANTOR(S)

Wilhemina A. Boadi-Ihenyen

Aidenojie Ihenyen

STATE OF GEORGIA
COUNTY OF Cobb

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Wilhemina A. Boadi-Ihenyen** AND **Aidenojie Ihenyen** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the 27 day of **July, 2015.**

SABINA RASHID NOTARY PUBLIC GEORGIA COBB COUNTY EXPIRES January 14, 2016

Sabina Rashid

Notary Public
My Commission Expires: Jan 14, 2016