WARRANTY DEED

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

BILL GARRETT, Davidson County
Trans:T20150069050 DEEDWARR
Recvd: 08/17/15 14:17 2 pgs
Fees:13.00 Taxes:768.12
20150817-0082518

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of August, 2015.

A C Hall
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
FREO Tennessee, LLC	FREO Tennessee, LLC	182 01 0A 134.00
(NAME)	(NAME)	
201 N. Franklin Street, Suite 1750	201 N. Franklin Street, Suite 1750	15011295
(ADDRESS)	(ADDRESS)	
Tampa, TN 33602	Tampa, FL 33602	TG#5403277
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Seven Thousand Six Hundred And No/100 Dollars ($207,600.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Paul J. Turek, an unmarried man and Sarah E. Parchem, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does 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:

Being Lot No. 45 on the Plan of Phase Two of Sunset Hills, as shown of record on a Plat recorded in Instrument Number 20100222-0013295, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being a portion of the same property conveyed to SAF Properties, a Tennessee Partnership by Warranty Deed from James W. Clark dated February 8, 2005 and recorded February 9, 2005 as Instrument No. 200502090015271, in said Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Lake Forest Homes, Inc., a Tennessee Corporation by Quitclaim Deed from SAF Properties, a Tennessee Partnership dated July 11, 2013 and recorded July 29, 2013 as Instrument No. 201307290078218, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Paul J. Turek an unmarried man and Sarah E. Parchem, an unmarried woman, as joint tenants with right of survivorship by Warranty Deed from Lake Forest Homes, Inc., a Tennessee Corporation dated February 5, 2014 and recorded February 6, 2014 as Instrument No. 201402060010383, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-153627

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1200 Sundown AKA 232 Sundown Dr., Antioch, TN 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 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, has 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 our hands this .

Paul J. Turek

Sarah E. Parchem

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Sarah E. Parchem and Paul J. Turek the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

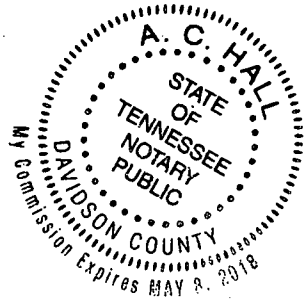
Witness my hand and official seal, this the 12th of August, 2015.

A C Hall

Notary Public

My Commission Expires: 5-8-18

(SEAL)



File Number: GRN-153627