BILL GARRETT, Davidson County
Trans:T20150069053 AFFIDAVIT
Recvd: 08/17/15 14:19 4 pgs
Fees:22.00 Taxes:0.00
20150817-0082524

This Instrument Prepared By and Return To:
Realty Title and Escrow Company, Inc.
6525 North Quail Hollow Road, Suite 115
Memphis Tennessee 38120-1309

For Indexing Purposes: To Correct the Legal Description on the Warranty Deed of record under Instrument Number 20150529-0049626 in the Register's Office for Davidson County, Tennessee and also recorded under Book 1645, Page 753 in the Register's Office for Wilson County, Tennessee.

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF

On this 28th day of July 2015 before me personally appeared Grover Thomas Hicks, JR. with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who being by me duly sworn, upon oath did acknowledge the following affidavit to wit:

I, Sheila McCord a resident of Wilson County Tennessee, after being duly sworn, hereby affirm the following:

1. My full legal name is Sheila McCord
2. I am over eighteen (18) years of age.
3. I am a licensed *Title Agent in the state of Tennessee registered with the Tennessee Dept. of Insurance Responsibility under license number 959286.
4. Four Star Title prepared the Warranty Deed of record under Instrument Number 20150529-0049626 in the Register's Office for Davidson County, Tennessee and also recorded under Book 1645, Page 753 in the Register's Office for Wilson County, Tennessee.
5. Said Warranty Deed contains a scrivener's error in the legal description.
6. The correct legal description is as follows:

   Lot No. 39 on the Plan of New Hope Meadows, Phase I, First Revision, of record in Book 6900, Page 653 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property, being one and the same as Lot 39 on the Plan of New Hope Meadows, Phase I, First Revision, of record in Book 18, Page 561 in the Register's Office for Wilson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

7. Affiant further sayeth naught.

Affiant

Sworn to and subscribed to before me this 28 day of JULY, 2015.

Notary Public

My Commission Expires: 2/6/18

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~SHELBY~~ WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, duly commissioned and qualified, SHEILA MCCORD, the within named Affiant, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that (s)he executed the foregoing Affidavit for the purposes therein contained as her/his free act and deed.

Witness my hand and Notarial seal at office this 28th day of July, 2015.

Notary Public

My Commission Expires: 2/6/18

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

FREO PROPERTY ID

149646

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF Shelby
Return to: REALTY TITLE & ESCROW CO. 6525 Quail Hollow, Ste. 115 Memphis, TN 38120	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS May 22, 2015. Notary Public MY COMMISSION EXPIRES: 10-13-15 (AFFIX SEAL)

MELISSA E. TILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. JUNE 13, 2015

BILL GARRETT, Davidson County
Trans:T20150041742 DEEDWARR
Recvd: 05/29/15 10:45 2 pgs
Fees:13.00 Taxes:814.00
[redacted]
20150529-0049626

WARRANTY DEED

This Instrument Prepared By

FOUR STAR TITLE
2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**15-0220**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FREO Tennessee, LLC	**Same as New Owner**	**075-001.01-000**
(NAME) **201 N. Franklin Street, Ste #1750**	(NAME)	15016678
(ADDRESS) **Tampa, FL 33602**	(ADDRESS)	TG#5283674
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Grover Thomas Hicks, Jr. and wife, Kathy L. Hicks,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FREO Tennessee, LLC, a ~~Delware~~ * Delaware Limited Liability Company,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Wilson** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Wilson County, TN:

See Exhibit A

Being the same property conveyed to Grover Thomas Hicks, Jr. and wife, Kathy L. Hicks by Warranty Deed dated 3/5/1990 and filed for record on 6/9/1990 in Deed Book 419, page 639, in the Register's Office of Wilson County, Tennessee. And recorded in Book 8062, Page 633, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **4620 Raccoon Trail, Hermitage, TN 37076**
(House Number) (Street) (City, State) (Zip)

Transfer tax paid w/ Recording in Davidson County

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.

IN WITNESS WHEREOF, this instrument has been executed on this the **22nd** day of **May, 2015**.

Grover Thomas Hicks, Jr.

Kathy L. Hicks

STATE OF **TENNESSEE**
COUNTY OF **Wilson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Grover Thomas Hicks, Jr. and Kathy L. Hicks**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **22nd** day of **May, 2015**.

NOTARY PUBLIC

My Commission Expires: 7/17/2017

HUGH B. SHOULDERS JR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

BK/PG: 1645/753-754
15554120

2 PGS:AL-DEED	
JILL BATCH: 316577	
06/06/2015 - 09:50 AM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	12.00

STATE OF TENNESSEE, WILSON COUNTY
JOHN B SPICKARD
REGISTER OF DEEDS

Exhibit A

Land situated in Wilson County, Tennessee:

Lot No. 39 on the Plan of New Hope Meadows, Phase I, First Revision, of record in Book 6900, Page 653 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description, being one and the same as Lot 39 on the Plan of New Hope Meadows, Phase I, First Revision, of record in Book 18, Page 561 in the Register's Office for Wilson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description