THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 15074693** **Return to:** **REALTY TITLE & ESCROW CO.** **6525 Quail Hollow Rd., Ste. 115** **Memphis, TN 38120** 15011198 TG#5398407	STATE OF TENNESSEE) COUNTY OF Shelby) The actual consideration or value, whichever is greater, for this transfer is: $160,000.00. Affiant Subscribed and sworn to before me, this 7th day of August, 2015. Notary Public My Commission Expires:

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

WARRANTY DEED

Address New Owner: FREO Tennessee, LLC 201 N. Franklin St., Ste 1750 Tampa, FL 33602	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 150 14 OD 043.00

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, **Pornsawan Louanslath and Pyxa Louanglath, Wife and Husband and Toula Louanglath, married** ("Grantors"), have this day bargained and sold, and do 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 County, Tennessee, more particularly described as follows:

Land situated in Davidson County, TN:

Being Lot No. 127, on the Plan of Keeneland Downs, Phase One, RS 10 Cluster Lot Subdivision, a Planned Unit Development, as of record in Instrument No. 20070612-0070162, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Pornsawan Louanslath, and Pyxa Louanglath, wife and husband, and Toula Louangslath, an unmarried man by a Warranty Deed dated 12/29/2011 and filed of record 12/30/2011, at Instrument No. 20111230-0102324, in the Register's Office of Davidson County, TN.

Toula Louanglath a/k/a Toula Louangslath, warrants this he 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.

BILL GARRETT, Davidson County
Trans:T20150069070 DEEDWARR
Recvd: 08/17/15 14:27 2 pgs
Fees:13.00 Taxes:592.00
20150817-0082540

Davidson County Taxes for the year 2015, a lien, but not yet due or payable.

Subdivision restrictions, building lines and easements of record in 20070612-0070162, in the Register's Office of Davidson County, TN .

Easement(s) of record as Instrument No. 20070625-0075335, 20080312-0024884 and 20140625-0055377, in the aforesaid Register's Office.

Stormwater Detention Agreement of record in Instrument No. 20051026-0129107, in the aforesaid Register's Office.

Easement(s) of record in Book 2544 Page 388, Book 2544 Page 450 and Book 3570 Page 15, in the aforesaid Register's Office.

By-Laws of record in Instrument No. 20100329-0023418 (as Exhibit "B"), in the aforesaid Register's Office.

Declaration of Restrictive Covenants of record in Instrument No. 20050428-0047256 and supplement at 20100329-0023418, in the aforesaid Register's Office.

Charter of Keeneland Downs Homeowners' Association, Inc. of record at Instrument No. 20100329-0023419, in the aforesaid Register's Office.

This is improved property located at 4904 Secretariat 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 7th day of August, 2015.

Pornsawan Louanslath

Pyxa Louanglath

Toula Louanglath

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Pornsawan Louanslath and Pyxa Louanglath, and Toula Louanglath, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of August, 2015.

Notary Public
My Commission Expires: _____

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