BILL GARRETT, Davidson County
Trans:T20150076159 DEEDWARR
Recvd: 09/08/15 11:18 2 pgs
Fees:13.00 Taxes:640.10
20150908-0090990

WARRANTY DEED

Return to:
Realty Title & Escrow Co.
6525 Quail Hollow, Ste 115
Memphis, TN 38120

STATE OF Tennessee
COUNTY OF Shelby
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,000.00

Affiant

Subscribed and sworn to before me, this 17th DAY OF August, 2015.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FREO Tennessee, LLC	FREO Tennessee, LLC	183-05-0A-114.00-CO
201 N. Franklin St., Suite 1750 (ADDRESS)	201 N. Franklin St., Suite 1750 (NAME) (ADDRESS)	
Tampa, FL 33602 (CITY) (STATE) (ZIP)	Tampa, FL 33602 (CITY) (STATE) (ZIP)	15011250 TG#5403296

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we GEORGE YOUSEF AND MARIAN MORGAN, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto FREO TENNESSEE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot 376, on the Plan of October Woods, Revision One, Phase Two, Section Four, of record in Plat Book 7900, Page 909 and amended in Plat Book 9700, Pages 437 and 438, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to George Yousef, an unmarried man by Warranty deed from Mark T. Mcculley and wife, Veronica T. Mcculley of record in Instrument No. 20050324-0032290 Register's Office for Davidson County, Tennessee, dated March 15, 2005 and recorded on March 24, 2005.

Marian Morgan, wife of George Yousef, joins in this conveyance for the sole purpose of conveying any marital interest she may have in the said property.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 9700, Pages 437 and 438, Book 9840, Page 276, Book 10181, Page 986, Book 10548, Page 501, Book 10548, Page 503, Book 11477, Page 748 and at Instrument No. 19991206-0300152, Instrument No. 20001003-0097964, Instrument No. 20020917-0113276, Instrument No. 20040121-0008040 and Instrument No. 20041119-0139281, Book 9840 Page 267, Book 9840 Page 259, Book 8443 Page 75 , Book 8443 Page 79 and 10766 Page 666, Book 9771 Page 560 and Book 10010, Instrument No. 20000425-0041127, Instrument No. 20050726-0087157, Book 5047 Page 656 and Book 5047 Page 661, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 4121 October Woods Drive , Antioch, Tennessee 37103
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 17th day of August, 2015.

George Yousef

Marian Morgan

STATE OF Tennessee
COUNTY OF Davidson

On this the 17th day of August, 2015, before me personally appeared George Yousef and Marian Morgan, husband and wife to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th day of August, 2015.

Notary Public

My Commission Expires: 10-11-17

(SEAL)

LAURA D. PERRY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959