WARRANTY DEED



State of Tennessee
County of Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of September, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
FREO Tennessee, LLC, a Delaware Limited Liability Company	FREO Tennessee, LLC, a Delaware Limited Liability Company	151100a29100co
(NAME)	(NAME)	
201 N. Franklin Street, Suite 1750	201 N. Franklin Street, Suite 1750	
(ADDRESS)	(ADDRESS)	15011416
Tampa, FL 33602	Tampa, FL 33602	TG# 5433770
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Charles W. McMillan and Carmen Y. McMillan, husband and wife,** hereinafter called the GRANTORS, 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 all of Lot No. 216, Phase 3, Villages of Long Hunter P.U.D. as shown by plat appearing of record in Instrument No. 20030707-0093205, Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Charles W. McMillan and wife, Carmen Y. McMillan, by deed of record in Instrument NO. 20040127-0010473 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 7113 S Hampton Blvd., Antioch, TN 37013
(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 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.

BILL GARRETT, Davidson County
Trans:T20150079988 DEEDWARR
Recvd: 09/21/15 09:48 2 pgs
Fees:13.00 Taxes:543.53
20150921-0095498

Witness my/our hands this 10th day of September, 2015.

Charles W. McMillan

Carmen Y. McMillan

State of Tennessee
County of ~~Davidson~~ Wilson

Personally appeared before me Charles W. McMillan and Carmen Y. McMillan, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 10th day of September, 2015.

Notary Public
My Commission Expires: _____

KRYSTN T. BURRELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-01-2019

File No.: 9955

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