BILL GARRETT, Davidson County
Trans:T20150080003 DEEDWARR
Recvd: 09/21/15 09:49 2 pgs
Fees:13.00 Taxes:702.63
20150921-0095499

WARRANTY DEED

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

State of Tennessee
County of Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of September, 2015

Notary Public

MY COMMISSION EXPIRES: April 8, 2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 212, Nashville, TN 37211

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	150-16-0A/48.00
(NAME)	(NAME)	
201 N. Franklin Street, Suite 1750	201 N. Franklin Street, Suite 1750	
(ADDRESS)	(ADDRESS)	
Tampa, FL 33602	Tampa, FL 33602	15011539 TG#5460871
(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, I, **Deborah A. Lake, unmarried,** 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 Lot No. 32 on the Plan of Windhaven Shores, Section Two of record in Instrument No. 20031210-0176853 Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Deborah A. Lake by deed from T.F. Homes, LLC dated September 30, 2004 and filed for record October 7, 2004 as Instrument No. 20041007-0121241 in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters appearing on the Plan of record shown as Instrument No. 20031210-0176853 in the Register's Office for Davidson County, Tennessee.

Subject to Storm Water Detention Agreement of record as Instrument No. 20020603-0066392 and 20030218-0020742 in the Register's Office for Davidson County, Tennessee.

Subject to Quitclaim Deed for Common Area of record as instrument No. 20060724-088808 and re-recorded as Instrument No. 20061204-0148906 in the Register's Office for Davidson County, Tennessee.

Subject to By-Laws of Windhaven Shores Owner's Association Inc., of record as Instrument No. 20030219-0021586 in the Register's Office for Davidson County, Tennessee.

Subject to Charter of Windhaven Shores Owners Association, Inc., of record as Instrument No. 20030228-0026797, in the Register's Office for Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 20030219-0021585

in the Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

The current year taxes have been prorated and assumed by the Grantee(s).

unimproved ☐

This is improved ☑ property, known as 2769 Windcrest Trail, 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.

Witness my/our hands this 14th day of September, 2015.

Deborah A. Lake

State of Tennessee
County of Davidson

Personally appeared before me Deborah A. Lake, , the bargainor (s), with whom I am personally acquainted,(or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of September, 2015.

Notary Public Judith C. Jacobs
My Commission Expires: 2-22-16

JUDITH C. JACOBS NOTARY PUBLIC STATE OF TENNESSEE HERFORD CO., TN

File No.: 201509006

RETURN TO:
Realty Title & Escrow Co.
6525 Quail Hollow, Ste 115
Memphis, TN 38120
(901) 260-4055