Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

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

15011535 TG#5459582

STATE OF TENNESSEE
COUNTY OF Shelby

The actual consideration or value, whichever is greater, for this transfer is $179,000.00

Affiant

Subscribed and sworn to before me, this 29 day of September 2015

Notary Public
My commission expires: April 8, 2017

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

BILL GARRETT, Davidson County
Trans:T20150084120 DEEDWARR
Recvd: 10/02/15 12:37 2 pgs
Fees:13.00 Taxes:662.30
20151002-0100523

Address of New Owner AND **Send Tax Bills to:**
FREO Tennessee, LLC
3111 W. Dr. Martin Luther King, Jr. Blvd Suite 750
Tampa, FL 33607

Tax Information
182060A249.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Clayton Risner and wife Adrianna Risner hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **FREO Tennessee, LLC, a Delaware Limited Liability Company** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 259 on the Plan of Old Hickory Hills Phase Two Section 3 of record in Instrument No. 20040420-0044507 and corrected in No. 20041021-0126628 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Clayton Risner and wife Adrianna Risner by deed from Christopher Chad Legate of record in Instrument No. 20130502-0044385 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2015 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Old Hickory Hills Phase Two Section 3 of record in Instrument No. 20040420-0044507 and corrected in No. 20041021-0126628 Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20020116-0006750 and amended in No. 20101116-0091730 and in any allied instruments(s) referred to in said restrictions.

This property is improved property known as 7212 Legacy Dr, Antioch, Tennessee 37013

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 28 day of September, 2015.

Clayton Risner

Adrianna Risner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clayton Risner and Adrianna Risner, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 28th day of September, 2015.

Notary Public

My Commission expires: 8/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 09092