BILL GARRETT, Davidson County
Trans:T20150084125 DEEDWARR
Recvd: 10/02/15 12:41 2 pgs
Fees:13.00 Taxes:647.50
20151002-0100525

Prepared By and Return To:
Realty Title
6525 Quail Hollow Road #115
Memphis, Tennessee 38120
(901)260-4055

15011354
TG#5429485

WARRANTY DEED

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Ella Louise Thompson, married** ("Grantor"), has this day bargained and sold and by these presents does bargain, sell, transfer and convey unto **FREO Tennessee, LLC, a Delaware Limited Liability Company** ("Grantee") the following described property being situated in Davidson County, TN, to wit:

Land situated in Davidson County, Tennessee, being Lot 607, on the Plan of Somerset, Phase II, of record in Plat Book 6900, Page 734, Register's Office for Davidson County, to which plat reference is made for a more particular description of said property.

Derivation Clause: Being the same property conveyed to Ella Louise Thompson by a Warranty Deed dated 09/15/1992 and filed of record 09/16/1992, in Book 8731 Page 214, in the Register's Office of Davidson County, TN.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his heirs, successors and assigns in fee simple forever. Grantor covenants that Grantor is lawfully seized and possessed of said real estate; Grantor has full power and lawful authority to sell and convey the same; the title thereto is free, clear and unencumbered except as to: (1) permitted encumbrances listed below; (2) zoning; (3) setback requirements and general utility, sewer, and drainage easements of record; (4) subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (5) applicable property taxes which are not yet due and payable; and Grantor will forever warrant and defend the same against the claims of all persons whomsoever.

James M. Thompson, spouse of Ella Louise Thompson, for the consideration expressed herein, joins in this conveyance for the purpose of waiving all rights, claims and interests of any kind whatsoever, including any and all marital or homestead he may have in the aforedescribed property by virtue of his marriage to Ella Louise Thompson.

Permitted encumbrances: Subdivision Restrictions, Building Lines & Easements of record at: Plat Book 6900 Page 734, in the Register's Office of Davidson County, TN; Declaration of Covenants, Conditions & Restrictions of record at: Book 7619 Page 647, amendments in Book 7657 Page 538, Book 7675 Page 923, Book 8708 Page 630 and at Instrument No. 20060405-0039162, supplements in Book 7776 Page 826, Book 8201 Page 770, Book 9036 Page 326, Book 9065 Page 744, Book 9072 Page 572, Book 9245 Page 332, Book 9696 Page 654 and Book 10404 Page 641, in the aforesaid Register's Office; Other: Boundary Plat of record in Plat Book 6900 Page 733, in the aforesaid Register's Office; By-Laws of Somerset HOA of record in Book 7619 Page 679, amendments in Book 9509 Page 363, Book 9647 Page 472 and at Instrument No. 20090513-0044145, in the aforesaid Register's Office; Charter of Somerset Homeowners Association, Inc. of record in Book 7661 Page 37, in the aforesaid Register's Office; Assessments levied by Somerset Homeowners Association, Inc.; and Davidson County Taxes for the year 2015, a lien, not yet due or payable.

The words Grantor and Grantee shall include the plural where appropriate and, along with pronouns used herein, shall be construed according to their proper gender and number according to the context thereof.

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IN WITNESS WHEREOF, Grantor has executed this instrument to be effective the 23rd day of September, 2015.

Ella Louise Thompson
Ella Louise Thompson

James M Thompson
James M. Thompson

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, a Notary Public in and for said State and County, Ella Louise Thompson and James M. Thompson, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of September, 2015

Notary Public

My Commission Expires: 5/23/16

(SEAL)

TONJA COX NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Owner Name and Address:
FREO Tennessee, LLC
201 N. Franklin St., Suite 1750
Tampa, FL 33602

Property Address:
3704 Huntingboro Trail
Antioch, TN 37013

Send Tax Bills To:
FREO Tennessee, LLC
201 N. Franklin St., Suite 1750
Tampa, FL 33602

Tax Parcel ID Number:
150120A00400CO

Valuation Affidavit:
I hereby swear or affirm that to the best of my knowledge, information and belief, that the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $ 175,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 24 day of September, 2015.

Notary Public

My Commission Expires:

SARAH KATHERINE A. WRIGHT NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SHELBY MY COMM. EXP. APRIL 03, 2017

File No. 15011354

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