THIS INSTRUMENT WAS PREPARED BY

W. AARON FORTNER, ATTORNEY AT LAW
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20150084127 DEEDWARR
Recvd: 10/02/15 12:42 2 pgs
Fees:13.00 Taxes:580.90
20151002-0100527

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

15011434 TG#5443462

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
FREO Tennessee, LLC 201 N. Franklin St., Ste 1750 Tampa, FL 33602	FREO Tennessee, LLC 201 N. Franklin St.,Ste 1750 Tampa, FL 33602	149-06-O-162.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **DANIELLE A. CUNNINGHAM and JESSE L. CUNNINGHAM, wife and husband**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **FREO Tennessee, LLC, a Delaware Limited Liability Company**, hereinafter called the Grantee, its successors and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

BEING Lot No. 55, on the Plan of Oakwood Subdivision, Phase Six, Section Two, of record in Plat Book 7900, Page 626*, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

*and corrected at Book 8705, Page 870,

Being the same property conveyed to Danielle A. Cunningham and Jesse L. Cunningham, husband and wife, by Warranty Deed from Glen R. Taylor and wife, Jocelyn V. Taylor, of record in 08/27/2008, at Instrument No. 20080827-0087923, Davidson County Register of Deeds.

This is improved property known as **2561 Johnson Ridge Road, 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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands this **23rd** day of **September**, **2015**:

Jesse L. Cunningham
Jesse L. Cunningham

Danielle A. Cunningham
Danielle A. Cunningham

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 **JESSE L. CUNNINGHAM AND DANIELLE A. CUNNINGHAM**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 23rd day of September, 2015:

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 5/23/18

STATE OF TENNESSEE

COUNTY OF SHELBY

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $157,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 23rd DAY OF SEPTEMBER, 2015:

Notary Public

My Commission Expires:

