This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
2000 Glen Echo Ste., 100
Nashville, Tennessee 37215

MAP/GROUP/PARCEL 164080B105.00:

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Freo Tennessee, LLC
3111 W. Dr. Martin Luther King Jr. Blvd
Suite 750
Tampa, FL 33607

SEND TAX BILLS TO:
FREO Tennessee, LLC
3111 W. Dr. Martin Luther King,JR.Blvd
Suite 750
Tampa, FL 33607

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **KHALAF M. FARAG AND BASMA FAHMI*** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **FREO TENNESSEE, LLC**** "Grantee(s)", their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

** a Delaware Limited Liability Company * Husband and Wife

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 86, on the Plan of Final Plat of Lakewalk, Section Three, as shown by plat appearing of record in Instrument Number 20060124-0009100, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Khalaf M. Farag and Basma Fahmi, husband and wife, by Warranty Deed from Greenvale Construction, LLC, dated October 22, 2009, appearing of record in Instrument Number 20091104-0101838, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

CITYTAX OR CITYTXDU OR CITYTXDE; PLAT; TERMS (For Restrictions, Covenants, etc.); CONSTLN (For construction loans only); ACREAGE (if legal description contains acreage or square feet);
- THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 1081 Lakewalk Drive, Antioch, TN, 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real estate, and that they have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2015 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds themselves, their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

BILL GARRETT, Davidson County
Trans:T20150088665 DEEDWARR
Recvd: 10/19/15 10:24 2 pgs
Fees:13.00 Taxes:532.80
20151019-0105925

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IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 5th day of October, 2015.

Khalaf Farag

Khalaf Farag

Basma Fahmi

Basma Fahmi

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Khalaf Farag and Basma Fahmi, the within named bargainors, 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 (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 5th day of October, 2015.

NOTARY PUBLIC

My Commission Expires: 6-30-18

LISA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $144,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 5th day of October, 2015.

NOTARY PUBLIC

My Commission Expires: 6-30-18

LISA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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

15011519 TG#5456606

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