BILL GARRETT, Davidson County
Trans:T20150095200 DEEDWARR
Recvd: 11/09/15 10:22 2 pgs
Fees:13.00 Taxes:703.00

20151109-0113688

WARRANTY DEED

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day of October, 2015

A C Hall
Notary Public

MY COMMISSION EXPIRES: 5-8-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
FREO Tennessee, LLC, a Delaware Limited Liability Company	FREO Tennessee, LLC, a Delaware Limited Liability Company	173 16 0A 096.00
(NAME)	(NAME)	
3111 W. Dr. Martin Luther King Jr. Blvd., Ste 750	3111 W. Dr. Martin Luther King, Jr. Blvd, Suite 750	
(ADDRESS)	(ADDRESS)	
Tampa, FL 33607	Tampa, FL 33607	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Ninety Thousand And No/100 Dollars ($190,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **James A. Arnett Jr. and Amelia D. Arnett husband and wife.**, hereinafter called the Grantor, has bargained and sold, and by these presents does 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 situated in Davidson County, Tennessee, being Lot No. 204, on the Plan of Hidden Creek, (A Cluster Lot Subdivision), Phase 1, Section 1, Phase 2, and Phase 3, Section 1, of record in Instrument No. 20030213-0020016, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to James A. Arnett, Jr. and wife, Amelia D. Arnett by Warranty Deed from Tracy Hardes, unmarried dated January 18, 2008 and recorded January 23, 2008 as Instrument No. 200801230007172, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-154640

~~RETURN TO:~~
REALTY TITLE & ESCROW CO.
6525 QUAIL HOLLOW, STE 115
MEMPHIS, TN 38120

15011672 TG#5507017

unimproved ☐
This is improved ☒ property, known as 3448 Chandler Cove Way, Antioch, TN 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 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, has 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 our hands this .

James A. Arnett Jr.

Amelia D. Arnett

STATE OF COLORADO

COUNTY OF Douglas

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.James A. Arnett Jr. and Amelia D. Arnett, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of October, 2015.

Notary Public

My Commission Expires: 7/27/19

(SEAL)

KATRYNA THOMPSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154029161
MY COMMISSION EXPIRES JULY 27, 2019

File Number: GRN-154640