WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150095209 DEEDWARR
Recvd: 11/09/15 10:27 2 pgs
Fees:13.00 Taxes:636.40
20151109-0113694

G-VRES-15-7871

STATE OF TENNESSEE
COUNTY OF SHELBY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: Sept. 16, 2018
(AFFIX SEAL)

LINDA A. GRAY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. SEPT. 16, 2018

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
FREO Tennessee, LLC	**New Owner**	
(NAME)	(NAME)	**182060A02600CO**
3111 W. Dr. Martin Luther King, Jr. Blvd.		
(ADDRESS)	(ADDRESS)	
Tampa, FL 33607		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **WILLIAM J. SOMSACK, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **FREO TENNESSEE, LLC,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

*a Delaware Limited Liability Company

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Section One, Old Hickory Hills of record in Instrument No. 20011023-0115382, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William J. Somsack, unmarried by Warranty deed from Pamela D. Wipf, unmarried of record in Instrument No. 20121009-0092424 Register's Office for Davidson County, Tennessee, dated October 4, 2012 and recorded on October 9, 2012.

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Plat at Instrument No. 200110230115382, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20020116-0006750, and amended in Instrument Number 20101116-0091730, Register's Office for Davidson County, Tennessee.
- Sewer and drainage easement of record in Instrument Number 200010300107214, in the Register's Office for DavidsonCounty, Tennessee.
- Easement to United Telephone Company of record in Instrument Number 200201230009339, in the Register's Office for Davidson County, Tennessee.
- Easement for ingress and egress to cemetery of record in Instrument Number 200002030011193, in the Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument Number 200201230009417 and Instrument Number 200812190121385, in the Register's Office for Davidson County, Tennessee.
- Storm water detention agreement of record in Instrument Number 200103060021333, Instrument Number 200302260025749 and Instrument Number 200409270116009, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7871 Rainey Drive , 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; and we do covenant with the said GRANTEE(S) 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 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 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/our hand(s) this the 29th DAY OF OCTOBER, 2015.

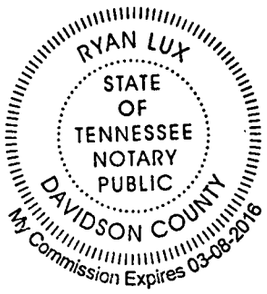
William J. Somsack

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 29th of October, 2015.

Notary Public
My Commission Expires: _____
(SEAL)



Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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

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