BILL GARRETT, Davidson County
Trans:T20150099391 DEEDWARR
Recvd: 11/23/15 10:43 2 pgs
Fees:13.00 Taxes:710.40
20151123-0118489

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW15605FA

Send Tax Bills To:
New Owner

New Owner is:
FREO of Tennessee, LLC
3111 W. Dr. Martin Luther King Jr., Blvd.
Tampa, FL 33607

MAP: 183-05-0A

PARCEL: 305.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Everton Heron and wife, Eboni Heron**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **FREO Tennessee, LLC, a Delaware Limited Liability Company**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: **5555 Craftwood Drive, Antioch, TN 37013**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 493 on the Plan of Phase Four, Section Seven-B, October Woods, of record in Instrument Number 20000907-0088378, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.
*R10 Residential P.U.D.
BEING the same property conveyed to Everton Heron and Eboni Heron, husband and wife, by Quitclaim Deed from Everton Heron, dated 9/18/13 and recorded 9/26/13 in Instrument Number 20130926-0101004; and the same property previously conveyed to Everton Heron, unmarried, by Warranty Deed from Gaulbert (spelled Gualbert on prior deed) Hernandez-Sierra and wife, Yolanda Olavarria, dated 4/28/05 and recorded 5/5/05 in Instrument Number 20050505-0050990, Register's Office for Davidson County, Tennessee.

EH EH
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives

to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, its heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 13th day of November, 2015.

GRANTOR(S):

EVERTON HERON

EBONI HERON

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Everton Heron and Eboni Heron**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 13th day of November, 2015.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Shelby

The actual consideration or value, whichever is greater, for this transfer is **$192,000.00**.

AFFIANT

SWORN TO and subscribed before me this 13th day of November, 2015.

Linda A. Gray
NOTARY PUBLIC
My commission expires: Sept. 16, 2018

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

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

15011709 TG#5527814