WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: April 8, 2017
(AFFIX SEAL)

SARAH KATHERINE A. WRIGHT NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SHELBY MY COMM. EXP. APRIL 08, 2017

Y-KW-15-4509

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	FREO Tennessee, LLC	
(NAME) **3111 W. Dr. Martin Luther King Jr. Blvd**	(NAME) 3111 W. Dr. Martin Luther King, Jr. Blvd, Suite 750	**149-05B-013.00CO**
(ADDRESS) **Tampa, FL 33607**	(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 **SHIRLEY M. BROWN, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **FREO TENNESSEE, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** 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:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Final Plat Hunter's Green, a Planned Unit Development, of record in Plat Book 9700, Page 424, 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 Shirley M. Brown by Quitclaim Deed from Elmer Dean Snell, of record in Instrument No. 20011102-0119819, Register's Office for Davidson County, Tennessee, dated October 12, 2001 and recorded on November 02, 2001.

This conveyance is subject to:
- Taxes for the year 2016

- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 424, Register's Office for Davidson County, Tennessee.
- All matters shown on the PUD Boundary of record in Plat Book 9700, Page 344, 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 Book 10523, Page 257, amended in Book 10847, Page 95, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 10523, Page 276, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 6782, Page 518, in the Register's Office for Davidson County, Tennessee.
- Easement to Metropolitan Government of Nashville, Davidson County of record in Book 8896, Page 537, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 11497, Page 558, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4509 Hunters Green Circle , 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.

BILL GARRETT, Davidson County
Trans:T20150103055 DEEDWARR
Recvd: 12/07/15 08:58 2 pgs
Fees:13.00 Taxes:625.30

20151207-0122796

Witness my/our hand(s) this the 30th DAY OF NOVEMBER, 2015.

Shirley M. Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHIRLEY M. BROWN, 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 30th of November, 2015.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

Prepared by:
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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