BILL GARRETT, Davidson County
Trans: T20150103061 DEEDWARR
Recvd: 12/07/15 09:02 2 pgs
Fees: 13.00 Taxes: 537.43
20151207-0122805

Prepared By
Regal Title, LLC
125 N Church St
Murfreesboro, TN 37130

State of Tennessee
County of Shelby
The actual consideration or value, whichever is greater, for this transfer is $145,250.00.

Affiant

File Number: 1511385

Return tp:
Realty title & escrow Co.
6525 Quail Hollow, Ste 115
Memphis, TN 38120

TG#5544980 15011798

SARAH KATHERINE A. WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. APRIL 08, 2018

Subscribed and sworn to before me, this 3 day of December, 2015.

Notary Public
My Commission Expires: April 8, 2018

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
FREO Tennessee, LLC	FREO Tennessee, LLC	163020AO3800
3111 W. Dr. Martin Luther King, Jr. Blvd. Ste 750	3111 W. Dr. Martin Luther King, Jr. Blvd. Ste 750	
Tampa, FL 33607	Tampa, FL 33607	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Melody A. Flemings, an unmarried woman, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to FREO Tennessee, LLC, a Delaware Limited Liability Company, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Being Lot No. 240, Hickory Highland Place, Section III, Phase1A,of record in Instrument Number 20031014-0151914, which voids and vacates plat of record in in Instrument Number 20030904-0128439, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Melody A. Flemmings, an unmarried woman, by Warranty Deed from Annie D. Graves, unmarried, dated October 26, 2009, of record in Instrument Number 20091102-0100770, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is _X_improved ___unimproved property known as 4924 Ellen 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 2 day of December, 2015.

Melody A. Flemings

State of Tennessee
County of ~~Rutherford~~ Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Melody A. Flemings with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 2nd day of December, 2015.

TABITHA J. KING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public at Large
My Commission Expires: 10/24/17