BILL GARRETT, Davidson County
Trans: T20150106913 DEEDWARR
Recvd: 12/18/15 10:43 2 pgs
Fees: 13.00 Taxes: 725.20
20151218-0127325

WARRANTY DEED

RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055

15011811
TG#5549417

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

STATE OF TENNESSEE
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of December, 2015.

Notary Public

MY COMMISSION EXPIRES: April 8, 2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
FREO Tennessee, LLC	"New Owner"	182-06-0A-041.00
(NAME)	(NAME)	
3111 W. Dr. Martin Luther King Jr. Blvd., Suite 750		
(ADDRESS)	(ADDRESS)	
Tampa, FL 33607		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Michael L. Schlegel and wife, Heather S. Schlegel, hereinafter called the Grantors, have bargained and sold, and by these presents do 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. 41 on the Plan of Old Hickory Hills, Section One, RS10 Subdivision with a Cluster Lot Option (RS5), a Planned Unit Development, as of record in Instrument No.: 20011023-0115382, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Michael L. Schlegel and wife, Heather S. Schlegel, by a Warranty Deed from Sam B. Curry, unmarried, dated 04/02/2009 of record in Instrument No.: 20090414-0033465 and being corrected on 8/18/2009 of record in Instrument No.: 20090818-0077464, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 7878 Rainey Drive, Cane Ridge, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 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 11th day of December, 2015.

Michael L. Schlegel

Heather S. Schlegel

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 11th day of December, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Michael L. Schlegel and Heather S. Schlegel**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

_____

Notary Public,

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-20-2019