WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF December, 20 15

Notary Public

MY COMMISSION EXPIRES: 4-8-17

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FREO Tennessee, LLC	FREO Tennessee, LLC	175 06 0A 027.00
(NAME) 3111 W. Dr. Martin Luther King, Jr. Blvd,, Ste 750	(NAME) 3111 W. Dr. Martin Luther King Jr., Blvd Suite 750	File No. 15011781 TG#5557588
(ADDRESS) Tampa, FL 33607	(ADDRESS) Tampa FL 33607	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, JEREMY ROWLETT, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, 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 in Davidson County, Tennessee, being Lot No. 27 on the Final Plat of Section One, The Preserve at Old Hickory "Cluster Lot Subdivision", as shown by Plat and survey of record in Instrument No. 20060824-0104545, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jeremy Rowlett, married by deed from Ole South Properties, Inc., a Tennessee Corporation, of record in Instrument No. 20070314-0031373, Register's Office for Davidson County, Tennessee. Brigetta Katalin Rowlett conveyed all of her interest by Quitclaim Deed to Jeremy Rowlett, dated March 15, 2014, of record in Instrument No. 20140602-0047385, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants; Restrictions and Conditions of record in Instrument No. 20060824-0104548, and in Instrument No. 20061208-0152023; Easements of record in Instrument No. 20061013-0127087, Book 4542, Page 131, Book 3616, Page 453, Book 3570, Page 13, Book 3571, Page 599, Book 4453, Page 154, Book 4425, Page 582, and Book 2346, Page 378, said Register's Office; Declaration of Taking to United States of America (TVA) of record in Book 11335, Page 609, and in Instrument No. 20021017-0127752; Storm Water Detention Agreement of record in Instrument No. 20041103-0132562, said Register's Office; Charter of homeowner's Association of record in Instrument No. 20060824-0104548; Easement of record in Instrument No. 20061013-0127208; and any and all matters appearing on the plan of record in Instrument No. 20060824-0104545, said Register's Office

unimproved
This is improved x property, known as 5051 Preserve Blvd f/k/a 900 Birchmill Point South, Antioch, 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.

BILL GARRETT, Davidson County
Trans:T20150106923 DEEDWARR
Recvd: 12/18/15 10:44 2 pgs
Fees:13.00 Taxes:684.50
20151218-0127330

Witness my hand this 14 day of DECEMBER, 2015

JEREMY ROWLETT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 14 day of December, 2015.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Nov 5, 2019