WARRANTY DEED

RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
15011805
TG#5568456

STATE OF TENNESSEE
COUNTY OF Shelby
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of December, 2015

Notary Public

MY COMMISSION EXPIRES: 4-2019
(AFFIX SEAL)

MELISSA T. MOORE
TENNESSEE NOTARY PUBLIC
My Comm Exp. April 20, 2019
COUNTY OF SHELBY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
FREO Tennessee, LLC	Newowner	Parcel ID:
3111 W. Dr. Martin Luther King, Jr. BLVD, Ste 750		176050A12700
Tampa, FL 33607		

FOR AND IN 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, we

Ayoub Eshak and wife, Marseil Mansour

hereinafter called the GRANTORS, has 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, to wit:

Lot Number 88, on the Plan of Hickory Woods Estates, Section C, of record in Book 6900, Pages 885-887, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Ayoub Eshak and Marsell Mansour by deed from Deutsche Bank National Trust Company, as Trustee under Pooling and Servicing Agreement dated as of December 1, 2006 Securitized Asset Backed Receivables LLC Trust 2006-WM4, of record in Instrument 20120904-0079405, dated August 22, 2012, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 7857, Page 94 and re-recorded in Book 7876, Page 75 and in Book 9678, Page 187 amended in Book 9764, Page 44 and Book 11180, Page 802; Book 9678, Page 213 amended in Instrument 20001207-0120450; 20010614-0062710 and 20031010-0150800, said Register's Office

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 6900, Pages 885-887, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 5441 Hickory Woods Drive, 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 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 16th day of December, 2015.

Ayoub Eshak

Marsell Mansour

BILL GARRETT, Davidson County
Trans:T20150108848 DEEDWARR
Recvd: 12/28/15 10:15 2 pgs
Fees:13.00 Taxes:518.00

20151228-0129685

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 Ayoub Eshak and Marsell Mansour, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of December, 2015.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.