BILL GARRETT, Davidson County
Trans:T20160001498 DEEDWARR
Recvd: 01/07/16 11:17 2 pgs
Fees:13.00 Taxes:761.09
20160107-0001623

WARRANTY DEED

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 $205,700.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF DECEMBER, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES April 8, 2017

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 15-1599B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
FREO Tennessee, LLC	NEW OWNER	174-11-0A-125.00-CO
3111 W. Dr. Martin Luther King, Jr. Blvd, Suite 750		
Tampa, FL 33607		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

BYRON A. BOELTER, MARRIED

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, 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. 417 on the Plan of First Revision to Cane Ridge Farms, Phase One, Section Three of record in Plat at Instrument No. 20020712-0084136, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Property address being provided for informational purposes only.

Being the same property conveyed to Byron A. Boelter, married by Warranty deed from Jacqueline Renee Jones, unmarried of record in Instrument No. 20081028-0107372 Register's Office for Davidson County, Tennessee, dated October 22, 2008 and recorded on October 28, 2008. Portia L. Boelter joins in the execution of this instrument for the purpose of conveying her interest, marital or otherwise, in the above described property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

H. Taxes for the year 2016 a lien, not yet due and payable.

I. Subject to all matters shown on the Plan of record in Plat at Instrument No. 20010606-0059239, and revised in Instrument Number 20020712-0084136, and Owners Certificate of Correction in Instrument Number 20030210-0018021 Register's Office for Davidson County, Tennessee.

J. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20001204-0119093, Second Amendment of record in Instrument No. 20010815-0088370, Third Amendment of record in Instrument No. 20040319-0031603, Fourth Amendment of record in Instrument No. 20041102-0131848 and Instrument No. 20100526-0040558, Register's Office for Davidson County, Tennessee.

K. Charter for Cane Ridge Farms Homeowners Association of record in Instrument Number 20010815-0088360 and Instrument No. 20010816-0088852, in the Register's Office for Davidson County, Tennessee.

L. Conveyance of Common Areas of record in Instrument Number 20010815-0088361, in the Register's Office for Davidson County, Tennessee.

M. Easement for Transmission Lines of record in Book 4428, page 36 and Book 4428, page 565, in the Register's Office for Davidson County, Tennessee.

N. Easement for utilities of record in Book 5078, page 476, in the Register's Office for Davidson County, Tennessee.

O. Easement to United Telephone Company of record in Instrument Number 20020123-0009340 and Instrument No. 20060607-0067535, in the Register's Office for Davidson County, Tennessee.

P. Easement for Sewer Lines of record in Instrument Number 20020219-0020923, in the Register's Office for Davidson County, Tennessee.

Q. Easement for Storm Water Detention of record in Instrument Number 20050825-0101604 and Instrument No. 20060927-0119247, in the Register's Office for Davidson County, Tennessee.

R. Easement for Cable of record in Instrument Number 20060607-0067535, in the Register's Office for Davidson County, Tennessee.

S. Subject to rights of others in and to the common areas and/or elements.

This is property known as 1245 Blairfield Drive, Antioch, TN 37013-3921

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on the 30th day of December, 2015.

Byron A. Boelter

Portia L. Boelter

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, BYRON A. BOELTER AND PORTIA L. BOELTER, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of December, 2015.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

File #: 15-1599B

Prepared By:
COMPASS LAND TITLE, LLC
278 Franklin Road, Ste. 190
Brentwood, TN 37027

RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
15011962 TG#5585415