WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SHELBY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF JANUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 4-20-19 (AFFIX SEAL)

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

O-VRES-15-2813-T

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
FREO Tennessee, LLC, A Delaware limited liability company	New owner	
(NAME)	(NAME)	**150-06-0-247.00**
3111 W. Dr. Martin Luther King Jr. Blvd, Suite 750		
(ADDRESS)	(ADDRESS)	
Tampa, FL 33607		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **RONALD LLOPIS AND WIFE, NICOLE WINTERS,** 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, that 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. 29 on the Plan of Section Two, Percy Priest Meadows Addition of record in Plat Book 8250, Page 200, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ronald Llopis and wife, Nicole Winters by Warranty deed from Detra Shawan Cason of record in Instrument No. 20110519-0038400 Register's Office for Davidson County, Tennessee, dated May 16, 2011 and recorded on May 19, 2011.

This conveyance is subject to:
- Taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein;
- Subject to all matters shown on the Plan of record in Plat Book 8250, Page 200, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 9057, Page 827, in the Register's Office for Davidson County, Tennessee.
- Easement(s) of record in Book 7170, Page 778 and Book 2242, Page 251, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2813 Louise Russell Drive , Antioch, Tennessee 37013-5220**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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:T20160001600 DEEDWARR
Recvd: 01/07/16 14:04 2 pgs
Fees:13.00 Taxes:610.50
20160107-0001732

Witness my/our hand(s) this the 5th DAY OF JANUARY, 2016.

Ronald Llopis

Nicole Winters

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 5th of January, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 5th of January, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

Rudy Title and Escrow, LLC
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Nashville, TN 37212

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

15011853 TG5555680