WARRANTY DEED

Return To:
REALTY TITLE & ESCROW CO.
6525 Quail Hollow, Ste. 115
Memphis, TN 38120
15011859

State of Tennessee
County of ~~Williamson~~ 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 ~~15th~~ 19th day of January, 2016

Notary Public

MY COMMISSION EXPIRES: 4-20-19

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
FREO Tennessee, LLC, a Delaware Limited Liability Company	FREO Tennessee, LLC, a Delaware Limited Liability Company	086040c03800co
(NAME)	(NAME)	
3111 W. Dr. Martin Luther King Jr., Ste 750	3111 W. Dr. Martin Luther King Jr., Ste 750	T~~G~~# 5556936
(ADDRESS)	(ADDRESS)	
Tampa, FL 33607	Tampa, FL 33607	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I, **Sanford L. Geisser,*** 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:

*unmarried

Land in Davidson County, Tennessee, being all of Lot No. 26,** on the Plan of Jackson's Grove, Phase Three, of record in Plat Book 9700, Page 988, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

** Final Plat

Being the same property conveyed to Sandord L. Geisser and wife, Andrea Michelle Geisser by Warranty Deed from Jeffery J. Vetter and wife, Tracee Ann Vetter of record in Instrument No. 20020628-0078550 and further conveyed to Sandford L. Geisser by Quitclaim deed from Andrea Michelle Geisser of record in Instrument No. 20101202-0096121, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1536 Rachels Ridge, Hermitage, TN 37076
(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: T20160005739 DEEDWARR
Recvd: 01/21/16 14:03 2 pgs
Fees: 13.00 Taxes: 725.20
20160121-0006317

Witness my/our hands this 15th day of January, 2016.

Sanford L. Geisser

State of Tennessee
County of Williamson

Personally appeared before me Sanford L. Geisser, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of January, 2016.

Notary Public
My Commission Expires: _____

File No.: 10264

BETH HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-20-2018