BILL GARRETT, Davidson County
Trans: T20160006804 DEEDWARR
Recvd: 01/26/16 13:43 3 pgs
Fees: 18.00 Taxes: 703.00

20160126-0007514

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTFC File No. 32789-12-2015** **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, transfer is: $190,000.00. Affiant Subscribed and sworn to before me this 21st day of January, 2016. Notary Public My Commission Expires: 4-20-19

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

WARRANTY DEED

Address New Owner: FREO Tennessee, LLC 3111 W. Dr. Martin Luther King, Jr. Blvd, Suite 750 Tampa, FL 33607	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 064160D051.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Paul Blahunka, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **FREO Tennessee, LLC, a Delaware limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1708 Stone Hollow Ct., Hermitage, TN 37076. Tax ID / Parcel No. 064-16-0D-051.00CO

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 21st day of January, 2016.

Paul Blahunka

STATE OF ~~TENNESSEE~~ IN, COUNTY OF ~~DAVIDSON~~ Clark SS.:

BONNIE S TUGGLE
Notary Public- Seal
State of Indiana
My Commission Expires Aug 14, 2021

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ~~aforesaid~~, **Paul Blahunka**, 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, at office, this 21st day of January, 2016.

Bonnie S Tuggle
Notary Public

My Commission Expires:

8/14/2021

BONNIE S TUGGLE
Notary Public- Seal
State of Indiana
My Commission Expires Aug 14, 2021

15011977 TG#5595505

EXHIBIT "A"

Land situated in Davidson County, Tennessee:

Being Lot No. 222, on the Plan of Truxton Park, Section One, R10 Cluster Lot Subdivision, as of record as Instrument No.20001026-0106272, Register's Office for said County.

Being the same property conveyed to Paul Blahunka by a Warranty Deed dated 12/20/2007 and filed of record 01/09/2008 at Instrument No. 20080109-0002699, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:

1. Davidson County Taxes for the year 2016, not yet a lien, not yet due or payable.

2. Subdivision restrictions, building lines and easements of record in 20001026-0106272, in the Register's Office of Davidson County, TN.

3. Conveyance of Commons Areas of record at Instrument No. 20050311-0027268, in the aforesaid Register's Office.

4. Declaration of Restrictive Covenants of record at Instrument Nos. 20001011-0100896 and 20001030-0107559, supplements at Instrument Nos. 20010522-0052910, 20020123-0009419, 20020506-0055597 and re-recorded at Instrument No. 20020718-0086907, in the aforesaid Register's Office.

5. By-Laws of Truxton Park Homeowners Association of record at Instrument No. 20001101-0108604, in the aforesaid Register's Office.

6. Charter of Truxton Park Homeowners Association, Inc. of record at Instrument No. 20001101-0108603, in the aforesaid Register's Office.

7. Assessments levied by Truxton Park Homeowners Association, Inc.

AFFIDAVIT RE: POWER OF ATTORNEY

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, do hereby swear and affirm that I am the attorney-in-fact for Paul Blahunka, by virtue of a Power of Attorney duly executed by the said Paul Blahunka, and:

☐ appearing of record at _____ in the Register's Office of _____ County, Tennessee; or

☒ recorded simultaneously herewith.

I, the undersigned, do hereby further swear and affirm that as of the date hereof, the said Paul Blahunka is alive and well and has not revoked or rescinded the powers granted me under the Power of Attorney described above.

FURTHER THE AFFIANT SAYETH NAUGHT.

ATTORNEY IN FACT:

SWORN to and subscribed before me, this the 21 day of January, 2015.

Notary Public

My Commission Expires _____ (SEAL)

ASHLEY HART
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2018