BILL GARRETT, Davidson County
Trans:T20160017087 DEEDWARR
Recvd: 03/02/16 10:08 2 pgs
Fees:13.00 Taxes:688.20
20160302-0019806

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
FREO Tennessee, LLC,
3111 W Dr. Martin Luther King, Jr., Blvd Ste 750
Tampa, FL 33607

SEND TAX BILL TO:
Owner

MORTGAGEE
Cash

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

MAP 164
GROUP 13 0A
PARCEL 075.00

16010131

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Jolia Youssef, and Hany Basili, husband and wife** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **FREO Tennessee, LLC, a Delaware limited liability company**, hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land situated in Davidson County, Tennessee, being Lot No. 82, on the Final Plat, Phase Four, Treehaven Subdivision, of record in Instrument No. 20060316-0030439, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jolia Youssef, and Hany Basili, husband and wife by deed from Shaun Donovan, The Secretary of Housing and Urban Development dated May 25, 2011 and recorded in Instrument no. 20110602-0042169 said Register's Office.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Instrument No. 20060316-0030439, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 413 Mossy Oak Trail, Antioch, Tennessee 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 FREO Tennessee, LLC, a Delaware limited liability company, its successors and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind herself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 the 25th day of February, 2016.

Jolia Youssef
Jolia Youssef

Hany Basili
Hany Basili

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Jolia Youssef, and Hany Basili, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of February, 2016.

NOTARY PUBLIC
My Commission Expires: ~~February 25~~, 2019
Mar. 10

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $186,000.00.

Jolia Youssef
AFFIANT

Subscribed and sworn to before me on this 25th day of February, 2016.

NOTARY PUBLIC
My Commission Expires: 03-10-19

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY