BILL GARRETT, Davidson County
Trans:T20160017091 DEEDWARR
Recvd: 03/02/16 10:12 2 pgs
Fees:13.00 Taxes:658.60
20160302-0019811

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
15012005
TG#5639075

04-1602-55896

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Shelby
The actual consideration or value, whichever is greater, for this transfer is $178,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of ~~February~~ Mar. 2016.

Notary Public
My commission expires: 4-20-19

MELISSA T. MOORE
TENNESSEE NOTARY PUBLIC
My Comm Exp. 4.20.2019
SHELBY

Address of New Owner:	Send Tax Bills to:	Tax Information:
FREO Tennessee, LLC 3111 W. Dr. Martin Luther King, Jr. Blvd. Suite 750 Tampa, FL 33607	Same as new owner	164-08-0A-053.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Emad Ghatas f/k/a Aid N. Ghatas and Wafaa Z. Khalil, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **FREO Tennessee, LLC, a Delaware Limited Liability Company**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Being Lot No. 168, on the Final Plat of Hallmark, Section Two, A Cluster Lot Subdivision, of record in Instrument No. 20070308-0028982, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Aid N. Ghatas and Wafaa Z. Khalil, husband and wife, by a Warranty Deed dated 10/01/2009 and filed of record 10/13/2009, at Instrument No. 20091013-0094803, in the Register's Office of Davidson County, Tennessee.

Emad Ghatas is formerly known as Aid N. Ghatas and are one and the same person.

THIS INSTRUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE PAR5TIES. PERPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1144 Lakewalk Drive, Antioch, TN 37013. Per the Assessor's Office for Davidson County, Tennessee, this property is also known as 4201 Cloud Springs Court, Antioch, TN 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to 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 this 29th day of February, 2016.

Emad Ghatas

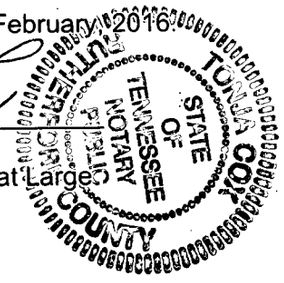
Wafaa Z. Khalil

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Emad Ghatas and Wafaa Z. Khalil**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 29th day of February, 2016.

Notary Public
State of Tennessee at Large



My Commission expires: 5/23/16