BILL GARRETT, Davidson County
Trans:T20160017951 DEEDWARR
Recvd: 03/04/16 10:41 3 pgs
Fees:18.00 Taxes:592.00
20160304-0020889

WARRANTY DEED

THIS INDENTURE, made and entered into this **2nd day of March, 2016**, by and between **Shelby Holdings, LLC, a Tennessee Limited Liability Company,** hereinafter called Grantors, and **FREO Tennessee, LLC,*** _____ hereinafter called Grantee.

* A Delaware Limited Liabilty Company

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in the City of **Antioch** County of **Davidson**, State of **Tennessee,** to wit:

SEE EXHIBIT "A"

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, Grantee's heirs and assigns, in fee simple forever.

The Grantor does hereby covenant with the Grantee that Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except any taxes not yet due but constituting a lien which are assumed by Grantee:

and any building lines, restrictions and easements of record including, but not limited to: **Plat Book 6900, Page 884-887, Easements at Book 9632, Page 973, Book 9790, Page 311, and Book 10153 Page 990, Declarations, Covenants, Conditions and Restrictions at Book 7422 Page 235 amended at Book 7422 Page 298, Book 7422 Page 301, Book 7422 Page 304, Book 7823 Page 857, Book 7857 Page 94 re-recorded in Book 7876 Page 75, correction in Book 9616 Page 470 and Book 9616 Page 477 and amended in Book 9678 Page 187 and Book 11180 Page 802, Deed of Conveyance for sewer lines at Book 8169 Page 564, Book 8169 Page 571, Book 8169 Page 579 and Book 8169 Page 588, Conveyance of Common Area, Book 9786 Page 923, Rules and Regulations of record at Instrument No. 20010614-0062709 and 20011015-0111957, Architectural Guidelines of record at Instrument No. 20010614-0062710, By-Laws of record in Book 7932 Page 648, Book 9678 Page 187 and amended at Instrument Nos. 20001207-0120450 and 20031010-0150800, Charter at Book 9680, Page 319, all in said Register's Office, and except for 2016 County Taxes not yet due and payable.**

And that the title and quiet possession Grantor warrants and will forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the Grantor the day and year first above written.

Shelby Holdings, LLC, a Tennessee
Limited Liability Company

BY: _____
Ewell D. Miller as Authorized Signatory

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned notary public of the State and County mentioned, personally appeared Ewell D. Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Signatory of Shelby Holdings, LLC, the within named bargainor, a Limited Liability Company, and that as such Authorized Signatory executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself as Authorized Signatory.

WITNESS my hand and notarial seal at office this **2nd day of March, 2016**.

My commission expires: _____
Notary Public

Monica Chamness STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY My Commission Expires April 20, 2019

STATE OF TENNESSEE
COUNTY OF SHELBY

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is **160,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this the ~~2nd~~ **day of March, 2016**.

My Commission Expires: 4-2019 _____ Notary Public

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

Owner's Name and Mailing Address:
FREO Tennessee, LLC
3111 W. Dr. Martin Luther King Jr. Blvd
Suite 750, Tampa FL 33607

Property Address:
6200 Rocky Top Drive
Antioch, TN 37013

Person responsible for the
payment of taxes:
FREO Tennessee, LLC
3111 W. Dr. Martin Luther King Jr. Blvd
Suite 750, Tampa FL 33607

Return to:
Realty Title & Escrow Co.
6525 N. Quail Hollow Rd, Suite 115
Memphis TN 38120

Prepared by:
CloseTRAK, LLC
8046 N. Brother Blvd., Suite 103
Bartlett, TN 38133

16010138 TG#5671035

EXHIBIT "A"

Lot 261, Hickory Woods Estate, Section C, as shown on plat of record in Plat Book 6900, Page 884-887, in the Register's Office of County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Grantor herein as shown in Trustee's Deed of record at Instrument No 20150915-0093521, all in said Register's Office.

Parcel Number: 176-05-0B-157.00