WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~16th~~ 17th DAY OF MARCH, 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

P-PR-16-516

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
FREO Tennessee, LLC, a Delaware Limited Liability Company	**New Owner**	
(NAME) **3111 W. Dr. Martin Luther King Jr. Blvd., Ste. 750**	(NAME)	**164-7-A-36.00 CO**
(ADDRESS) **Tampa, FL 33607**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **REMON GERGES AND REHAM GERGES, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FREO TENNESSEE, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Lot No. 36, on the Final Plat of Harvest Grove, Section One, (formerly Tillman, Cluster Lot Subdivision) as the same appears of record in Instrument No. 20060726-0090037 and amended in Instrument No. 20061116-0142300, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Remon Gerges, married by Warranty Deed from Greenvale Construction, LLC, a Tennessee limited liability company, recorded on the 14th day of January, 2009 in Instrument No. 20090114-0003544, in the Register's Office of Davidson County, Tennessee.

Grantor's spouse joins in the execution of this Deed to convey any and all interest, marital or otherwise, that she may have in said property

This conveyance is subject to:
- All matters shown on plat of record in Instrument No. 20060726-0090037, amended in Instrument No. 20061116-0142300;
- Covenants, Conditions and Restrictions of record in Instrument No. 20060628-0077382;
- HOA Charter of record in Instrument No. 20060519-0059378;
- Easement for Tennessee Telephone Co., d/b/a TDS Telecom of record in Instrument No. 20060707-0081730;
- Easement for Public Right-of-way of record in Instrument No. 20060830-0107233;
- Easement for Erection and Maintenance of Entrance Sign of record in Instrument No. 20070220-0020794;
- Stormwater Maintenance Agreement of record in Instrument No. 20040707-0080492; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **516 Millbridge Bay, 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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:T20160022864 DEEDWARR
Recvd: 03/21/16 13:17 2 pgs
Fees:13.00 Taxes:662.30
20160321-0026550

Witness my/our hand(s) this the 15th DAY OF MARCH, 2016.

Remon Gerges

Reham Gerges

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, REMON GERGES and REHAM GERGES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of March, 2016.

Notary Public
My Commission Expires: _____
(SEAL)



Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
16010074
TG# 5644801