# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160026019 DEEDWARR
Recvd: 03/31/16 11:11 6 pgs
Fees:33.00 Taxes:508.75
20160331-0030489

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th 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

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| FREO Tennessee, LLC | Same as New owner | |
| (NAME) | (NAME) | |
| 3111 W. Dr. Martin Luther King Jr. Blvd. Suite 750 | | 165-9A/24 |
| (ADDRESS) | (ADDRESS) | |
| Tampa, FL 33607 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JESSICA SWINNEY, MARRIED, AND JENNY LADD, UNMARRIED, AND SHELLEY LADD N/K/A SHELLEY WALKER, MARRIED, AND KERRY LADD, MARRIED, AND VALERIE OAKLEY N/K/A VALERIE L. JOHANSON, MARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FREO TENNESSEE, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Land in Davidson County, Tennessee, being Lot No. 84 on the Plan of Lakewood Village, Section One, of record in Book 9700, Page 555, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.**

**Being the same property conveyed to Gerald W. Ladd by deed from Roger K. Fett and wife, Peggy A. Fett, dated July 31, 2001, of record in Instrument No. 20010802-0081908, Register's Office for Davidson County, Tennessee. Gerald W. Ladd died July 13, 2015. The estate is being administered in the Probate Court of Davidson County, Tennessee (Probate Docket 15P-1274) and Jessica Swinney, Jenny Ladd, Shelley Walker, Kerry Ladd and Valerie L. Johanson are listed in the Sworn Petition as the heirs at law of Gerald W. Ladd.**

**Grantors warrant that they have never lived in this property as married persons and that the said property is not subject to any marital rights therein.**

**This conveyance is subject to 2016 Real Property taxes; all matters appearing on the plan of record in Book 9700, Page 555, said Register's Office; restrictive covenants of record in Book 10753, Page 41, Book 11425, Page 410, and Book 11512, Page 714, said Register's Office; and Charter of record in Book 11421, Page 342, said Register's Office.**

unimproved _
This is improved x property, known as 816 Thomas Bay Court, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 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 28 day of March, 2016.

Jessica Swinney

JESSICA SWINNEY

Jenny Ladd by Jessica Swinney attorney in fact

JENNY LADD

BY JESSICA SWINNEY, ATTORNEY IN FACT

Shelley L. Walker

SHELLEY WALKER

Kerry Ladd by Jessica Swinney attorney in fact

KERRY LADD

BY JESSICA SWINNEY, ATTORNEY IN FACT

Valerie Johanson by Jessica Swinney attorney in fact

VALERIE L. JOHANSON

BY JESSICA SWINNEY, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jessica Swinney and Shelley Walker the 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 at Nashville, Tennessee this 25 day of March, 2016.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires Nov 5, 2019

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this _____ day of _____, 2016, before me personally appeared Jessica Swinney, to me known to be the person who executed the foregoing instrument on behalf of Jenny Ladd, Kerry Ladd and Valerie L. Johanson and acknowledged that she executed the same as the free act and deed of Jenny Ladd, Kerry Ladd and Valerie L. Johanson.

Witness my hand and official seal at Nashville, Tennessee this 25 day of March, 2016.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires Nov 5, 2019

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

1601083

TG# 5712570

AFFIDAVIT RE: POWER OF ATTORNEY

STATE OF TN
COUNTY OF Davidson

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

☐ appearing of record at 20160331-0030486 in the Register's Office of Davidson County, Tennessee; or

☑ recorded simultaneously herewith.

I, the undersigned, do hereby further swear and affirm that as of the date hereof, the said Jenny Ladd 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:

Jessica Sinney

SWORN to and subscribed before me, this the 25 day of March, 2016.

Notary Public

My Commission Expires: _____ (SEAL)

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Nov 5, 2019

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

AFFIDAVIT RE: POWER OF ATTORNEY

STATE OF TN
COUNTY OF Davidson

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

☐ appearing of record at 20160331-0035487 in the Register's Office of Davidson County, Tennessee; or

☑ recorded simultaneously herewith.

I, the undersigned, do hereby further swear and affirm that as of the date hereof, the said Kerry Ladd 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:

X Jessi Stuart

SWORN to and subscribed before me, this the 28 day of March, 2016.

Notary Public

My Commission Expires: _____ (SEAL)

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Nov 5, 2019

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

AFFIDAVIT RE: POWER OF ATTORNEY

STATE OF TN
COUNTY OF Davidson

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

☐ appearing of record at 20160331-0030488 in the Register's Office of Davidson County, Tennessee; or

☑ recorded simultaneously herewith.

I, the undersigned, do hereby further swear and affirm that as of the date hereof, the said Valerie Johanson 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:

Jessie Sunny

SWORN to and subscribed before me, this the 28 day of March, 2016.

Notary Public

My Commission Expires: _____ (SEAL)

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Nov 5, 2019

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Memphis, TN 38120
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