Prepared By and Return To:
Realty Title
6525 Quail Hollow Road #115
Memphis, Tennessee 38120
(901)260-4055

BILL GARRETT, Davidson County
Trans:T20160029597 DEEDWARR
Recvd: 04/12/16 10:48 2 pgs
Fees:13.00 Taxes:703.00
20160412-0034916

WARRANTY DEED

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Jordan W. Haarbauer, married** ("Grantor"), has this day bargained and sold and by these presents does bargain, sell, transfer and convey unto **FREO Tennessee, LLC, a Delaware Limited Liability Company** ("Grantee") the following described property being situated in Davidson County, TN, to wit:

> **Lot 137, on the plan of Old Hickory Hills, Phase Two, Section One, as shown on plat of record at Instrument No. 20030623-0086188, in the Register's Office of Davidson County, Tennessee, to which plat reference is made for a more particular description of said property.**

Derivation Clause: Said property being one and the same property conveyed to Grantor herein by way of warranty deed of record at Instrument Number 20031217-0179845 in the Register's Office of Davidson, Tennessee;

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his heirs, successors and assigns in fee simple forever. Grantor covenants that Grantor is lawfully seized and possessed of said real estate; Grantor has full power and lawful authority to sell and convey the same; the title thereto is free, clear and unencumbered except as to: (1) permitted encumbrances listed below; (2) zoning; (3) setback requirements and general utility, sewer, and drainage easements of record; (4) subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (5) applicable property taxes which are not yet due and payable; and Grantor will forever warrant and defend the same against the claims of all persons whomsoever.

The grantor herein further warrants and covenants that the above described property does not constitute any part of his homestead and that full and adequate consideration has been paid.

Permitted encumbrances: Subdivision Restrictions, Building Lines & Easements of record at: Instrument No. 20030623-008618; Easements of record at: Instrument No. 20030226-0025749; Declaration of Covenants, Conditions & Restrictions of record at: Instrument Nos. 20020116-0006750 and 20101116-0091730; Other: HOA Charter at Instrument Nos. 20020123-0009417 and 20081219-0121385.

The words Grantor and Grantee shall include the plural where appropriate and, along with pronouns used herein, shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, Grantor has executed this instrument to be effective the 11th day of April, 2016.

File No. 16010329

REALTY TITLE®

Jordan W. Haarbauer

STATE OF FLORIDA
COUNTY OF MONROE

Personally appeared before me, a Notary Public in and for said State and County, Jordan W. Haarbauer, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8 day of APRIL, 2016.

Denise M. Bays
Notary Public

My Commission Expires: 5/22/17

(SEAL)

DENISE M. BAYS
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF020712
Expires 5/22/2017

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

Property Address:
7436 Maggie Drive
Antioch, TN 37013

File No. 16010329
TG# 5737996

Send Tax Bills To:
FREO Tennessee, LLC
3111 W. Dr. Martin Luther King, Jr. Blvd., Suite 750
Tampa, FL 33607

Tax Parcel ID Number:
182 06 0A 141.00 CO

Valuation Affidavit:
I hereby swear or affirm that to the best of my knowledge, information and belief, that the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $ 190,000.00, 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 8 day of APRIL, 2016.

Denise M Bays
Notary Public

My Commission Expires: 5/22/17

DENISE M. BAYS
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF020712
Expires 5/22/2017

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