BILL GARRETT, Davidson County
Trans: T20160035161 DEEDWARR
Recvd: 04/28/16 14:23 4 pgs
Fees: 23.00 Taxes: 666.00
20160428-0041632

Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN167363

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of April, 2016.

NOTARY PUBLIC

My commission expires: 7-24-2017

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

16010431 TG 5744179

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FREO Tennessee, LLC, a Delaware Limited Liability Company 3111 W. Dr. Martin Luther King, Jr. Blvd., Ste. 750 Tampa, FL 33607	FREO Tennessee, LLC, a Delaware Limited Liability Company 3111 W. Dr. Martin Luther King, Jr. Blvd., Ste. 750 Tampa, FL 33607	163 02 0 028.00

FOR AND IN CONSIDERATION of the sum of One Hundred Eighty Thousand and 00/100 Dollars ($180,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JOHN A. DAVISON AND WIFE, PATRICIA A. DAVISON,** hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **FREO TENNESSEE, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Hickory Highlands Place, Section 2, Phase 1, of record in Instrument Number 199912230306511, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to John A. Davison and wife, Patricia A. Davison, by Warranty Deed from Jerry Butler Builders, LLC, dated 12/15/2000, and recorded on 1/8/2001, of record in Instrument # 20010108-0002525, in the Register Deed's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 4412 Winton Drive, Antioch, TN 37013, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 22nd day of April, 2016.

John A Davison by David P Webber as attorney-in-fact

JOHN A. DAVISON BY DAVID P. WEBBER, ATTORNEY-IN-FACT

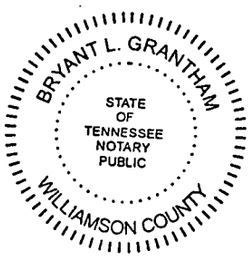
Patricia A Davison by David P Webber as attorney-in-fact

PATRICIA A. DAVISON BY DAVID P. WEBBER, ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, David P. Webber to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), on behalf of John A. Davison and wife, Patricia A. Davison and acknowledged that he executed the same as the free act and deed of the said John A. Davison and wife, Patricia A. Davison.

WITNESS my hand and seal, this the 22nd day of April, 2016.



Notary Public

Bryant L Grantham

Printed Notary Name

My commission expires: 7-24-2017

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 **John A. Davison**, by virtue of a Power of Attorney duly executed by the said **John A. Davison,** and:

☐ appearing of record at _____ in the Register's Office of _____ County, Tennessee; or

☒ recorded simultaneously herewith.

I, the undersigned, do hereby further swear and affirm that as of the date hereof, the said **John A. Davison** 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:

SWORN to and subscribed before me, this the 22nd day of April, 2016.

Notary Public

My Commission Expires: 7-24-2017 (SEAL)

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 **Patricia A. Davison**, by virtue of a Power of Attorney duly executed by the said **Patricia A. Davison,** and:

☐ appearing of record at _____ in the Register's Office of _____ County, Tennessee; or

☒ recorded simultaneously herewith.

I, the undersigned, do hereby further swear and affirm that as of the date hereof, the said **Patricia A. Davison** 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:

SWORN to and subscribed before me, this the 22nd day of April, 2016.

Notary Public

My Commission Expires: 7-24-2017 (SEAL)

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY