BILL GARRETT, Davidson County
Trans:T20160035161 DEEDWARR
Recvd: 04/28/16 14:23 2 pgs
Fees:13.00 Taxes:610.50

20160428-0041633

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1192

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

16010151 RE#5685335

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
FREO Tennessee, LLC 3111 W. Dr. Martin Luther King Jr.,Blvd.,#750 Tampa, FL 3360	FREO Tennessee, LLC 3111 W.Dr.Martin Luther King,Jr.Blvd.,#750 Tampa, FL 33	174-11-0A-430.00

STATE OF TENNESSEE
COUNTY OF Shelby
The actual consideration or value, whichever is greater, for this transfer is $165,000.00

Affiant

Subscribed and sworn to before me, this the 25th day of April, 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

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Eric D. Williams and Sarah R. Williams, husband and wife,** 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 situated in Davidson County, Tennessee, Being all of Lot No. 386, Cane Ridge Farms, Phase Six, Section Two, as shown by plat appearing of record in Instrument No. 20060216-0018813; as re-recorded in Instrument No. 20060531-0063598, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of said lot.

Being the same property conveyed to Eric D. Williams and Sarah R. Williams, husband and wife by Warranty Deed from Daniel C. Swinton and Julia Swinton, husband and wife, dated July 18, 2012 and recorded July 26, 2012 in Instrument NO. 20120726-0065610, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **3171 Skinner Drive, Antioch, TN 37013**

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying their prorated share thereof to GRANTEE who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **25th** day of **April, 2016.**

GRANTOR(S)

Eric D. Williams

Sarah R. Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Eric D. Williams and Sarah R. Williams** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **25th** day of **April, 2016.**

Notary Public
My Commission Expires:

4-28-19

