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

16010013 TG#5622483

BILL GARRETT, Davidson County
Trans:T20160036604 DEEDWARR
Recvd: 05/03/16 11:55 2 pgs
Fees:13.00 Taxes:688.20
20160503-0043458

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, **Everett Lamont Getchell and Jill Getchell, husband and wife** ("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 1, Final P.U.D. Plan, Planned Unit Development Re-Subdivision of lots 1, 2, 10, 11, 12, 14, 15, 16, 24 & 25, Kensal Green, Section One, as shown on plat of record in Plat Book 7900, Page 631, 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 deed of record at Instrument Number 20121221-0118106 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.

Permitted encumbrances: Subdivision Restrictions, Building Lines & Easements of record at: Book 7900, Page 631 and Book 7900, Page 593; Easements of record at: ; Declaration of Covenants, Conditions & Restrictions of record at: Book 7619, Page 647, amendments in Book 7657 ,Page 538; Book 7675, Page 923; Book 8708, Page 630 and at Instrument No. 20060405-0039162; supplements in Book 7776, Page 826; Book 8201, Page 770; Book 9036, Page 326; Book 9065, Page 744; Book 9072, Page 572; Book 9245, Page 332; Book 9696, Page 654 and Book 10404, Page 641; Other: By-Laws of Somerset Homeowners Association of record in Book 7619, Page 679, amendments in Book 9509, Page 363; Book 9647, Page 472 and at Instrument No. 20090513-0044145; Charter of Somerset Homeowners Association, Inc. of record in Book 7661, Page 37; and Assessments levied by Somerset Homeowners Association, Inc.

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 29th day of April, 2016.

REALTY TITLE®

Everett Lamont Getchell

Jill Getchell

STATE OF Alabama
COUNTY OF Etowah

Personally appeared before me, a Notary Public in and for said State and County, Everett Lamont Getchell and Jill Getchell, 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 28th day of April, 2016.

Notary Public

My Commission Expires: 04/26/2019

(SEAL)

Owner Name and Address:
FREO Tennessee, LLC
P.O. Box 4090
Scottsdale, AZ 85261

Property Address:
6290 Mount View Road
Antioch, TN 37013

Send Tax Bills To:
FREO Tennessee, LLC
P.O. Box 4090
Scottsdale, AZ 85261

Tax Parcel ID Number:
150 12 0B 001.00

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 $ 186,000.00, 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 29th day of April, 2016.

Notary Public

My Commission Expires: 4-20-19

MELISSA T. MOORE
TENNESSEE NOTARY PUBLIC
My Comm Exp. April 20, 2019
COUNTY OF SHELBY

File No. 16010013

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