RETURN TO:
Realty Title & Escrow Co.
6525 QuailHollow, Ste 115
Memphis TN 38120

16010312 TG# 5740522

SENT TAX BILL TO THE NEW OWNER
Name and Address of New Owner:
FREO Tennessee, LLC
P.O. Box 4090
Scottsdale, AZ 85261

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

From Information Furnish
The Parties

BILL GARRETT, Davidson County
Trans:T20160036605 DEEDWARR
Recvd: 05/03/16 11:59 2 pgs
Fees:13.00 Taxes:703.00
20160503-0043467

Map and Parcel 173-16-0A-098.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **ZACHARY T. JONES AND LAUREN E. JONES, HUSBAND AND WIFE**, has this day bargained and sold and does hereby transfer and convey unto, **FREO TENNESSEE, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Antioch, and being described as follows, to-wit:

> Being all of Lot No. 202, Hidden Creek Phase 1, Section 1, Phase 2, and Phase 3, Section I, according to plat and survey appearing of record in Instrument Number 20030213-0020016, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.
>
> Being the same property conveyed to Zachary T. Jones and Lauren E. Jones, Husband and Wife, by deed from Paul Daniels and Christina Daniels, Husband and Wife, dated February 14, 2014 and recorded February 24, 2014, appearing of record in Instrument Number 20140224-0015635, of the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to Declaration of Covenants, Conditions, and Restrictions contained in Instrument Number 20020514-0059176, and amended in Instrument Number 20030313-0033781, Instrument Number 20050308-0025065, and Instrument Number 20090908-0084135; Quitclaim Deed to Common Area of record in Instrument Number 20030303-0027387; Charter of Homeowner's Association of record in Instrument Number 20030303-0027388, and amended in Instrument Number 20081230-0123265; By Laws of record in Instrument Number 20030303-0027389, and amended in Instrument Number 20090908-0084136; and to any and all matters shown on said plat and survey of record in Instrument Number 20030213-0020016; all of said Register's Office.
>
> THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **FREO TENNESSEE, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is

unencumbered, except for the lien of the 2016 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 29th day of April, 2016.

Zachary T. Jones

Lauren E. Jones

STATE OF TENNESSEE)
)
COUNTY OF Rutherford)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, **Zachary T. Jones and Lauren E. Jones,** the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Antioch, Tennessee, this the 29th day of April, 2016.

Molly L Reitter
State of Tennessee Notary Public
Rutherford County

Molly L. Reitter
NOTARY PUBLIC
My Commission Expires: 1/28/19

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or 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

SWORN to and subscribed before me,
this ~~29th~~ 2nd day of ~~April,~~ May 2016.

NOTARY PUBLIC
My Commission Expires: 4-20-19

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