**THIS INSTRUMENT PREPARED BY:**
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

**NAME AND ADDRESS OF NEW OWNERS:**
FREO TENNESSEE, LLC
PO Box 4090
Scottsdale AZ 85261
**SEND TAX BILLS TO:** Same as New Owner
FREO TENNESSEE, LLC
P.O. 4090
Scottsdale, AZ 85261

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**RETURN TO**
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
16010464 TG#5756867

# WARRANTY DEED

(Map 182-06-0A, Parcel 377.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **ROBERT B. BYRD and JACQUELINE F. SEHL, husband and wife**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **FREO TENNESSEE, LLC, a Delaware Limited Liability Company,** hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND situated in Davidson County, Tennessee, being all of Lot 314, Cluster-Lot Subdivision, Old Hickory Hills, Phase Three, Section Two, of record in Instrument No. 20070516-0058484, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description of said Land.
>
> BEING the same property conveyed to Robert B. Byrd and Jacqueline F. Sehl, each unmarried, by Warranty Deed dated 2/22/2008 from Greenvale Construction, LLC, of record in Instrument No. 20080229-0020260, Register's Office for Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Instrument No. 20070516-0058484; to Restrictive Covenants of record in Instrument No. 20020116-0006750; to Stormwater Detention Agreement of record in Instrument No. 20010306-0021333; to Charter of Homeowner's Association of record in Instrument No. 20020123-0009417; all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 9204 Thomason Trail, Antioch, TN 37013.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their successors and assigns, forever.

Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2016 real property taxes which will be prorated at closing and paid by the Grantees.

BILL GARRETT, Davidson County
Trans:T20160039150 DEEDWARR
Recvd: 05/11/16 09:42 2 pgs
Fees:13.00 Taxes:614.20
20160511-0046667

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS and signatures on this the 6th day of May, 2016.

ROBERT B. BYRD

JACQUELINE F. SEHL

STATE OF TENNESSEE )
COUNTY OF RUTHERFORD )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert B. Byrd and Jacqueline F. Sehl, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of May, 2016.

Notary Public

My Commission Expires: MAY 20, 2017

(SEAL)

J KASEY TALBOTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE )
COUNTY OF RUTHERFORD )

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $166,000.00, 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 6th day of May, 2016.

Notary Public

My commission expires: MAY 20, 2017

J KASEY TALBOTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File No. 20160312