WARRANTY DEED

RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
16010523
TG 580-1196

State of Tennessee
County of ~~Davidson~~ Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of May, 2016

Notary Public

MY COMMISSION EXPIRES: 4-20-19

(AFFIX SEAL)

MELISSA T. MOORE
TENNESSEE NOTARY PUBLIC
My Comm Exp. April 26, 2019
COUNTY OF SHELBY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
FREO Tennessee, LLC, a Delaware Limited Liability Company	FREO Tennessee, LLC, a Delaware Limited Liability Company	16413006000
(NAME)	(NAME)	
5820 Murphywood Crossing	P.O. Box 4090	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Scottsdale, AZ 85261	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Carol Ann Jenkins, unmarried** 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 in Davidson County, Tennessee, being Lot no. 228, ASHEFORD CROSSING FIRST REVISION, SECTION TWO, a Planned Unit Development, as shown on Plat of record in Plat Book 9700, page 171, in the Register's Office , Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Carol Ann Jenkins by Substitute Trustee's Deed dated 10/29/2015 from J. Phillip Jones, Substitute Trustee, of record in Instrument No. 20160308-0022069, Register's Office for Davidson County, Tennessee.

Subject to set back lines, easement, restrictions for Asheford Crossing and notes as shown on Plat of record in Plat Book 9700, page 171, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 5820 Murphywood Crossing, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

BILL GARRETT, Davidson County
Trans:T20160042897 DEEDWARR
Recvd: 05/23/16 09:59 2 pgs
Fees:13.00 Taxes:562.40
20160523-0051153

Witness my/our hands this 19th day of May, 2016.

Carol Ann Jenkins

State of Tennessee
County of Davidson

Personally appeared before me Carol Ann Jenkins, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 19th day of May, 2016.

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public I. Dyke Tatum
My Commission Expires: May 08, 2017

File No.: 16-FREO