BILL GARRETT, Davidson County
Trans:T20160045428 DEEDWARR
Recvd: 05/31/16 10:44 2 pgs
Fees:13.00 Taxes:666.00
20160531-0054235

This instrument prepared by & Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

RETURN TO 16010418
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055

WARRANTY DEED

THIS INDENTURE made and entered into this 27th day of May, 2016, by and between Jeffrey W. Starks and Jennifer R. Starks, husband and wife, party of the first part, and FREO Tennessee, LLC, a Delaware Limited Liability Company, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 39 on the Plan of Oak Highlands Subdivision, Phase I as of record in Plat Book 6900, Page 432, through 435, Register's Office for Davidson County, Tennessee.

Being all or part of the same property conveyed to Jeffrey W. Starks and Jennifer R. Starks by virtue of that certain Special Warranty Deed dated November 15, 2001, at Instrument No. 20011213-0137870 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 6900, Page 432-435 and Amended at Book 8037, Page 362, Book 7350, Page 24, Book 7367, Page 739, Book 8765, Page 77, Instrument No's. 20000428-0042354, 20020725-00891301, 20020725-0089131, and 2001002-0097139 in said Register's Office, Tennessee; 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Jeffrey W. Starks

Jennifer R. Starks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Jeffrey W. Starks and Jennifer R. Starks, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of May, 2016.

Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	FREO Tennessee, LLC
	P.O. Box 4090, Scottsdale, AZ 85261
Tax Parcel No	173040A03900CO
Property Address:	204 Ben Alex Ct Antioch, TN 37013
MAIL TAX BILLS TO:	FREO Tennessee, LLC P.O. Box 4090, Scottsdale, AZ 85261

STATE OF TENNESSEE
COUNTY OF IShelby

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $180,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 27th day of 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