WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160051373 DEEDWARR
Recvd: 06/17/16 09:10 2 pgs
Fees:13.00 Taxes:610.50
20160617-0061423

16010714 TG#5845652

STATE OF Tenn.
COUNTY OF Shelby
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $165,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 16th DAY OF JUNE, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 4-20-19

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

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-1989B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
FREO Tennessee, LLC	FREO Tennessee, LLC	176-05-0A-141.00-CO
P O Box 4090	P.O. Box 4090	
Scottsdale AZ 85261	Scottsdale AZ 85261	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

WILLIAM C. SMITH AND CHELSEA A. SMITH, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

FREO TENNESSEE, LLC, A DELAWARE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTEE(S), 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. 249 on the Plan of Hickory Woods Estates, Section C of record in Plat Book 6900, Page (s) 885 through 887, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William C. Smith and Chelsea A. Smith, husband and wife by Warranty deed from Billy P. Charles and Tia Charles, husband and wife of record in Instrument No. 20130820-0087794 Register's Office for Davidson County, Tennessee, dated August 15, 2013 and recorded on August 20, 2013.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6900, Page (s) 885 through 887, inclusive, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of Boundary Plat of record in Plat Book 6900, Page 884, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7422, Page 235; Book 7422, Page 298; Book 7422, Page 301; Book 7422, Page 304; Book 7823, Page 857; Book 7857, Page 94 re-recorded in Book 7876, Page 75; correction in Book 9616, Page 470 and Book 9616, Page 477 and amended in Book 9678, Page 187 and Book 11180, Page 802, Register's Office for Davidson County, Tennessee.

Charter of Hickory Woods Estates Homeowners Association of record in Book 9680, Page 319, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 7932, Page 648, as Exhibit "C" in Book 9678, Page 187 (at Page 213) and amended at Instrument Nos. 20001207-0120450 and 20031010-0150800, Register's Office for Davidson County, Tennessee.

Rules and Regulations of record at Instrument No. 20010614-0062709 and 20011015-0111957, Register's Office for Davidson County, Tennessee.

Architectural Guidelines of record at Instrument No. 20010614-0062710, Register's Office for Davidson County, Tennessee.

Deed of Conveyance for the purpose of sewer lines of record in Book 8169, Page 564; Book 8169 Page 571; Book 8169, Page 579 and Book 8169, Page 588, Register's Office for Davidson County, Tennessee.

Conveyance of Common Area of record in Book 9786, Page 923, Register's Office for Davidson County, Tennessee.

Easement(s) of record in Book 9632, Page 973; Book 9790, Page 311 and Book 10153, Page 990, Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 6248 Rocky Top Drive, Antioch, TN 37013-5658

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Witness my hand on the 15th day of June, 2016.

William C. Smith

Chelsea A. Smith

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, WILLIAM C. SMITH AND CHELSEA A. SMITH, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 15th day of June, 2016.

Notary Public

My Commission Expires: 10/2/17



File #: 16-1989B

Prepared by:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

Return to:
Realty Title & Escrow Co.
6525 Quail Hollow, Ste 115
Memphis TN 38120