WARRANTY DEED

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

BILL GARRETT, Davidson County
Trans:T20160055429 DEEDWARR
Recvd: 06/29/16 11:26 2 pgs
Fees:13.00 Taxes:693.75
20160629-0066337

16010499 TG#5818176

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of June, 2016

Notary Public

MY COMMISSION EXPIRES: 4-20-19
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
FREO Tennessee, LLC, a Delaware Limited Liability Company	FREO Tennessee, LLC, a Delaware Limited Liability Company	183-05-0A-034.00-CO
(NAME)	(NAME)	
P.O. Box 4090	P.O. Box 4090	
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85261	Scottsdale, AZ 85261	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Eighty-Seven Thousand Five Hundred And No/100 Dollars ($187,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Carol Scott, unmarried, f/k/a Carol Allbritton** , hereinafter called the Grantor, has bargained and sold, and by these presents does 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 433, Phase One, Section Two, October Woods, as shown on plat of record in Plat Book 9700, Page 54 and 55, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Carol L. Allbritton, an unmarried woman by Warranty Deed from Jeremy Akin, and wife, Kari Akin dated July 9, 2008 and recorded July 14, 2008 as Instrument No. 200807140072130, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐

This is improved ☒ property, known as 3625 Applewood Ln., Antioch, TN 37013

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, has 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.

Witness our hands this 23rd day of June, 2016.

Carol Scott

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Carol Scott, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of June, 2016.

Notary Public

My Commission Expires: 3/6/18

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: FRN-163811FC