THIS INSTRUMENT PREPARED BY: **Jennifer S. Ghanem, Esq.** **The Row Title & Escrow, LLC** **700 12th Avenue South, Suite 302** **Nashville, TN 37203** **RETURN TO** Realty Title 8525 N. Quail Hollow Rd #115 Memphis, TN 38120 (901) 260-4055 **FILE NO.** 1601728 TG# 586734	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Shelby) The actual consideration or value, whichever is greater, for this transfer is: $237,000.00 Affiant Subscribed and sworn to before me, this 12th day of July, 2016. Notary Public My Commission Expires: 4-20-19 MELISSA T. MOORE NOTARY PUBLIC TENNESSEE My Comm Exp. April 20, 2019 COUNTY OF SHELBY

WARRANTY DEED

Address New Owner: FREO Tennessee, LLC P.O. Box 4090 Scottsdale, AZ 85261	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 173-09-0B-118.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JONATHON RAY DARNELL AND JESSICA DARNELL, TENACY BY THE ENTIRETIES,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **FREO TENNESSEE, LLC, a Delaware limited liability company,** ("Grantee), Its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 272, as shown on the map entitled Phase 3, Section 1, Barnes Cove, of record as Instrument No. 20060113-0005373, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JONATHON DARNELL, by deed from CAPITOL HOMES, INC., A TENNESSEE CORPORATION, of record in Instrument No. 20060503-0051054, dated April 28, 2006, said Register's Office. REBECCA LYNNE DARNELL, further conveyed her interest to JONATHON RAY DARNELL, of record in Instrument No. 20080602-0055998, dated April 2, 2008, said Register's Office. Being further conveyed to JESSICA DARNELL, TO CREATE TENANCY BY THE ENTIRETIES, by Quitclaim Deed from JONATHON RAY DARNELL, of record in Instrument No. 20121109-0103902, dated November 2, 2012, said Register's Office.

This is improved property commonly known as: **2804 Haversham Court, Antioch, TN 37013**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Its successors, heirs and assigns, forever.

And Grantors covenant that they have 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 for current taxes, and restrictions and easements of record. Grantors further covenant and binds themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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:T20160060378 DEEDWARR
Recvd: 07/14/16 10:51 2 pgs
Fees:13.00 Taxes:876.90

20160714-0072239

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11 day of July, 2016.

JONATHON RAY DARNELL

JESSICA DARNELL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **JONATHON RAY DARNELL AND JESSICA DARNELL** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 11 day of July, 2016.



Notary Public

My Commission Expires: 10/14/19