THIS INSTRUMENT PREPARED BY: Chapman & Rosenthal Title, Inc. 2002 Richard Jones Road, Suite 203A Nashville, TN 37215 CRT File No. 16068121 Return to: Realty Title & Escrow Co. 6525 Quail Hollow Ste. 115 Memphis TN 38120	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~) Shelby The actual consideration or value, whichever is greater, for this transfer is: $230,000.00. Affiant Subscribed and sworn to before me, this 8th 11th day of July, 2016. Notary Public My Commission Expires: 4-20-19

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

WARRANTY DEED

16010840 TG#5863769

Address New Owner:	Send Tax Bills To:	Tax Information:
FREO Tennessee, LLC P.O. Box 4090 Scottsdale, AZ 85161	New Owner	Tax Parcel ID No. 172080B029-00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ilya Toshinskly, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **FREO Tennessee, LLC**, a Delaware Limited Liability Company("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 29 on the Revised Plat of Bridle Downs, Phase One of record in Plat Book 6900, Page 701-703, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the land.

Being the same property conveyed to Ilya Toshinskly, unmarried by Warranty Deed of record in Instrument No. 20030917-0137219, dated 09/12/2003 and recorded 09/17/2003, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

This is improved property located at 1625 Celebration Way Nashville TN 37221

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, 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:T20160062235 DEEDWARR
Recvd: 07/20/16 08:51 2 pgs
Fees:13.00 Taxes:851.00
20160720-0074520

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of July, 2016.

Ilya Toshinskly

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ilya Toshinskly, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of July, 2016.

Notary Public

my commission expires:
02/26/17

