STATE OF Tennessee
COUNTY OF ~~Davidson~~ Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF July, 2016.

Notary Public
MY COMMISSION EXPIRES: 4-20-19
File No. G16-5543D

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

BILL GARRETT, Davidson County
Trans:T20160065687 DEEDWARR
Recvd: 08/01/16 09:35 2 pgs
Fees:13.00 Taxes:858.40
20160801-0078785

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
FREO Tennessee, LLC, a Delaware Limited Liability Company (NAME)	SAME (NAME)	172-4-A-56 CO
P.O. Box 4090 (STREET ADDRESS)	(STREET ADDRESS)	
Scottsdale, AZ 85261 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Ruth E. Teague, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO 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 No. 56 on the plan of HIGHLANDS OF BRENTWOOD (FORMERLY BRENTWOOD HIGHLANDS), as shown by plat of record in Instrument No. 20000209-0013331 (erroneously conveyed as 20000209-001331 on the previous deed of record), in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Ruth E. Teague, unmarried from NVR, Inc., T/A Ryan Homes, a Virginia Corporation, by Deed dated December 15, 2001, as Instrument No. 20010220-0015740, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 11189, page 612, Book 11356, page 815, Book 11629, page 906, Instrument No. 20021121-0144877, Instrument No. 20020722-0087704, and Instrument No. 20150414-0032628, and in any allied instrument(s) referred to in said restrictions.
3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20000209-0013331, Register's Office for Davidson County, Tennessee.
4. Charter of Homeowner's Association of record in Book 11595, page 872, Register's Office for Davidson County, Tennessee.
5. Bylaws of record in Book 11356, page 840, Register's Office for Davidson County, Tennessee.

6. Common Area conveyed to Homeowner's Association of record in Book 11629, page 909, Instrument No. 20000407-0035205, and Instrument No. 20040827-0103643, Register's Office for Davidson County, Tennessee.
7. Easement for sanitary sewers as recorded in Book 7461, page 773 and Book 7461, page 805, Register's Office for Davidson County, Tennessee.
8. Access Easement as recorded in Book 11189, page 612, Register's Office for Davidson County, Tennessee.
9. Easement to Bellsouth as recorded in Book 11608, page 467, Register's Office for Davidson County, Tennessee.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1437 Timber Ridge Circle, Nashville, TN 37211.

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, have 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. Whenever 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/our hand(s) this 28th day of July, 2016.

Ruth E. Teague

Ruth E. Teague

July 28, 2016
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Ruth E. Teague, unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 28th day of July, 2016.

My Commission Expires:_____

Notary Public

D. TODD SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
EXPIRES 8-21-18

RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
16010974
TG#5896758

PREPARED BY ~~AND RETURN TO:~~

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066