WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160065728 DEEDWARR
Recvd: 08/01/16 09:59 2 pgs
Fees:13.00 Taxes:777.00
20160801-0078846

O-VRES-16-4509-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) DAVID COOLEY STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMMISSION EXPIRES 5-7-2018

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
FREO Tennessee, LLC	FREO Tennessee, LLC	
(NAME)	(NAME)	
PO BOX 4090	P.O. Box 4090	**164-10-0A-407.00-CO**
(ADDRESS)	(ADDRESS)	
SCOTTSDALE, AZ 85261-4090	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 Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TIFFANY C. PERRY, A MARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FREO TENNESSEE LLC, A DELAWARE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 53 on the Plan of Village Ten, Summerfield Subdivision of record at Instrument No. 20060718-0086558, 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 Tiffany C. Perry, a married woman by Quitclaim deed from Tiffany C. Perry f/k/a Tiffany C. Bryant and Darrick Parry, wife and husband of record in Instrument No. 20130522-0051863 Register's Office for Davidson County, Tennessee, dated May 07, 2013 and recorded on May 22, 2013.

NOTE: DARRICK PERRY JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HIS INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.

This conveyance is subject to:
- Taxes for the year 2016, a lien not yet due and payable;
- Subject to all matters shown on the Plan of record as Instrument Number 20060718-0086558, Register's Office of Davidson County, Tennessee;
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11588, Page 484, amended Book 11669, Page 376, Instrument No. 20010308-0021946, Instrument No. 20010504-0046260 and Instrument No. 20030527-0071168 and Supplemented at Instrument No. 20060724-0089081, Register's Office for Davidson County, Tennessee;
- By-Laws of record in Book 11648, Page 662, amended at Instrument No. 20010504-0046261, in the Register's Office for Davidson County, Tennessee;
- Easements of record in Instrument Number 20000113-000477 and Instrument No. 20000824-0083643, in the Register's Office for DavidsonCounty, Tennessee;
- Assessments levied by Homeowners Association, if any;
- Subject to rights of others in and to the common areas and/or elements;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4509 Sandpiper Ln , Antioch, Tennessee 37013-2258**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 22nd DAY OF JULY, 2016.

Tiffany C. Perry

Darrick Perry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIFFANY C. PERRY AND DARRICK PERRY, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



Prepared by:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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

RT File No. 16010724
TG# 5852090