BILL GARRETT, Davidson County
Trans:T20160072517 DEEDWARR
Recvd: 08/19/16 10:45 2 pgs
Fees:13.00 Taxes:703.00
20160819-0086848

Prepared By and Return To:
Realty Title
6525 Quail Hollow Road #115
Memphis, Tennessee 38120
(901)260-4055

WARRANTY DEED

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Terence Carpenter, unmarried** ("Grantor"), has this day bargained and sold and by these presents does bargain, sell, transfer and convey unto **FREO Tennessee, LLC, a Delaware Limited Liability Company** ("Grantee") the following described property being situated in Davidson County, TN, to wit:

> **Lot 60, Phase Four, Cambridge Forest P.U.D, as shown on of record in Plat Instrument No. 20020813-0098017, amended in Instrument No. 20030506-0060390, in the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of said Land.**

Derivation Clause: Said property being one and the same property conveyed to Grantor herein by way of deed of record at Instrument Number 20050401-0035375 in the Register's Office of Davidson County, Tennessee;

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his heirs, successors and assigns in fee simple forever. Grantor covenants that Grantor is lawfully seized and possessed of said real estate; Grantor has full power and lawful authority to sell and convey the same; the title thereto is free, clear and unencumbered except as to: (1) permitted encumbrances listed below; (2) zoning; (3) setback requirements and general utility, sewer, and drainage easements of record; (4) subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (5) applicable property taxes which are not yet due and payable; and Grantor will forever warrant and defend the same against the claims of all persons whomsoever.

Permitted encumbrances: Subdivision Restrictions, Building Lines & Easements of record at: Plat Instrument No. 20020813-0098017, as amended at Instrument No. 200320506-0060390 in the Register's Office of Davidson County, Tennessee; Declaration of Covenants, Conditions, and Restrictions of record in Book 10332, Page 1; Book 10774, Page 723, and Instrument No. 20021023-0130058 in the aforesaid Register's Office; Easement(s) of record in Book 6811, Page 320; Book 7453, Page 445; Book 8795, Page 158; Book 7632, Page 962, and Instrument No. 20020308-0029654 in the aforesaid Register's Office; Telephone Line Easement of record in Book 1207, Page 529 in aforesaid Register's Office; Agreement of record in Book 1147, Page 148 in aforesaid Register's Office; Roadway easement of record in Book 3, Page 26 in the Chancery Court Clerk's Office for said County; Cambridge Forest Homeowners Association, Inc. in charter of record in Book 10343, Page 769 in aforesaid Register's Office; Assessments levied by Homeowners Association, Inc.; By-Laws of record at Instrument No. 20020221-0022798 in aforesaid Register's Office; Davidson County taxes for the year 2017, a lien not yet due and payable.

The words Grantor and Grantee shall include the plural where appropriate and, along with pronouns used herein, shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, Grantor has executed this instrument to be effective the 15th day of August, 2016.

File No. 16011033

REALTY TITLE®

Terence Carpenter

STATE OF TENNESSEE
COUNTY OF Rutherford

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

Witness my hand, at office, this 12 day of August, 2016

Carolina Recasens
Notary Public

My Commission Expires: 1/21/2018

(SEAL)

CAROLINA RECASENS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Owner Name and Address:
FREO Tennessee, LLC
P.O. Box 4090
Scottsdale, AZ 85261

Property Address:
704 Castleton Court
Antioch, TN 37013

Send Tax Bills To:
FREO Tennessee, LLC
P.O. Box 4090
Scottsdale, AZ 85261

Tax Parcel ID Number:
149-15-0A-336.00-CO

Valuation Affidavit:
I hereby swear or affirm that to the best of my knowledge, information and belief, that the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $ 190,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 12 day of August, 2016.

Carolina Recasens
Notary Public

CAROLINA RECASENS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 1/21/2018

File No. 16011033

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