BILL GARRETT, Davidson County
Trans:T20160072522 DEEDWARR
Recvd: 08/19/16 10:48 2 pgs
Fees:13.00 Taxes:647.50

20160819-0086853

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

Subscribed and sworn to before me, this 29TH DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SARAH KATHERINE A. WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. APRIL 03, 2017

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FREO Tennessee, LLC, a Delaware Limited Liability Company	FREO Tennessee, LLC	14906008800
	(NAME)	
P O BOX 4090	P O BOX 4090	
(ADDRESS)	(ADDRESS)	
SCOTTSDALE, AZ 85261	SCOTTSDALE, AZ 85261	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Jimmie Fitzgerald and wife, Latonya Fitzgerald, 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, 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. 78 ON THE PLAN OF OAKWOOD SUBDIVISION, PHASE TWO, SECTION ONE OF RECORD IN PLAT BOOK 7900, PAGE 126, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION OF THE LAND.

BEING THE SAME PROPERTY CONVEYED TO JIMMIE FITZGERALD AND WIFE, LATONYA FITZGERALD, BY DEED FROM ALESIA M. BOGUS AND HUSBAND, BRITT F. BOGUS, OF RECORD IN INSTRUMENT NO. 20050404-0036036, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 928 Split Oak Drive, Antioch, TN 37013 a/k/a 3000 Split Oak Trail, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 29th day of July, 2016.

WARRANTY DEED
(Continued)

Jimmie Fitzgerald

Latonya Fitzgerald

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jimmie Fitzgerald and wife, Latonya Fitzgerald, the herein bargainor(s), 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 29th day of July, 2016.

Notary Public

My Commission Expires: 7/4/2018

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

~~RETURN TO:~~
~~Birthright Title & Escrow, LLC~~
~~515 Rivergate Parkway, Ste. 111~~
~~Goodlettsville, TN 37072~~

Return to:
REALTY TITLE & ESCROW CO.
6525 Quail Hollow Rd., Ste. 115
Memphis, TN 38120
1U010980