WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160072523 DEEDWARR
Recvd: 08/19/16 10:49 2 pgs
Fees:13.00 Taxes:647.50
20160819--0086854

B-BR-16-1741-T

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 THE 11th DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES: 4-20-19
(AFFIX SEAL)

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

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, a Delaware Limited Liability Company	**FREO Tennessee, LLC, a Delaware Limited Liability Company**	
(NAME) **P.O. Box 4090**	(NAME) **P.O. Box 4090**	**174-11-0A-500.00-CO**
(ADDRESS) **Scottsdale, AZ 85261**	(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 Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GREGORY R. MILLER AND ASHLEY S. MILLER, HUSBAND AND WIFE,** 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. 51 on the Plan of First Amendment, Cane Ridge Farms, Phase Three, Section One of record in Plat at Instrument No. 20070703-0079200, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Gregory R. Miller and Ashley S. Miller, husband and wife by Warranty deed from Rachel D Stein, a single woman of record in Instrument No. 20140430-0036164 Register's Office for Davidson County, Tennessee, dated April 25, 2014 and recorded on April 30, 2014.

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 20070703-0079200, 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 Instrument Number 20000905-0087103, as amended in Instrument Number 20001204-0119093 Instrument Number 20010815-0088370, Instrument Number 20040319-0031603, Instrument Number 20041102-0131848 and Instrument Number 20100526-0040558 and Declaration of Covenants, Conditions and Restrictions for Cane Ridge Farms, LLC, of record in Instrument Number 20060112- 0004819, as amended in Instrument Number 20101228-0102708, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
• Charter for Cane Ridge Farms Homeowners Association, Inc. of record in Instrument Number 20010815-0088360, in the Register's Office for DavidsonCounty, Tennessee.
• By-Laws of Cane Ridge Farms Homeowners Association, Inc. attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20000905-0087103, in the Register's Office for Davidson County, Tennessee.
• Conveyance for Open Space to Homeowner's Association of record in Instrument Number 20010815-0088361, in the Register's Office for DavidsonCounty, Tennessee.
• Telephone Right of Way of record in Instrument Number 20020123-0009340, in the Register's Office for DavidsonCounty, Tennessee.
• Storm Water Plan of record in Instrument Number 20070130-0012097 and Instrument No. 20050825-0101604, in the Register's Office for DavidsonCounty, Tennessee.
• TVA Right of Way of record in Book 4420, Page 36 and Book 4428, Page 565, in the Register's Office for Davidson County, Tennessee.

- Right of Way to Metro of record in Book 5078, Page 476, in the Register's Office for Davidson County, Tennessee.
- Right of Way of record in Instrument Number 20060607-0067535, in the Register's Office for DavidsonCounty, Tennessee.
- Cane Ridge Farms Homeowners Association, Inc. Rule Regarding Working Capital Contribution of record in Instrument Number 20160601-0055259, in the Register's Office for DavidsonCounty, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1741 Elijah Ryan Drive , Antioch, Tennessee 37013-3990**.

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 10th DAY OF AUGUST, 2016.

Gregory R. Miller

Ashley S. Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 10th of August, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 10th of August, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



~~**RETURN TO:**~~
~~Rudy Title and Escrow, LLC~~
~~2012 21st Avenue South~~
~~Nashville, TN 372~~12

Return to:
REALTY TITLE & ESCROW CO.
6525 Quail Hollow Rd., Ste. 115
Memphis, TN 38120
1u010757