BILL GARRETT, Davidson County
Trans:T20160075240 DEEDWARR
Recvd: 08/29/16 13:47 4 pgs
Fees:23.00 Taxes:728.90

20160829-0090211

WARRANTY DEED

SARAH KATHERINE A. WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. APRIL 08, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $197,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 22ND DAY OF AUGUST, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES April 8, 2017

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 118 Saundersville Road, Suite 140, Hendersonville, TN 37075
file # 16-2246H

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
FREO Tennessee LLC	SAME	087-01-0A-015.00-CO
P. O. Box 4090		
Scottsville, AZ 85261		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

TIFFANY HODGE, UNMARRIED, AND MARK HODGE AND WIFE, ALLANA HODGE, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

FREO TENNESSEE, LLC, A DELAWARE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTEE(S), 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. 22 on the Plan of Section 1A, Chesney Glen, R15 Residential P.U.D of record in Plat Book 9700, Page 288, 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 Tiffany Hodge, unmarried, Mark Hodge and wife, Allana Hodge, as tenants in common with right of survivorship by Warranty deed from Abigail E. Bartron and Derek J. Bartron, both unmarried of record in Instrument No. 20140820-0075999 Register's Office for Davidson County, Tennessee, dated August 13, 2014 and recorded on August 20, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 9700, Page 215 and in Plat Book 9700, Page 288, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10278, Page 279, Book 10449, Page 215, Book 10449, Page 217, Book 10469, Page 924, Book 10528, Page 73, Book 10640, Page 944 and in Book 11317, Page 674, 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 of Homeowner's Association of record in Book 10290, Page 256, in the Register's Office for Davidson County, Tennessee.

Common Area conveyed to Homeowner's Association of record in Book 10420, Page 356 and in Book 11577, Page 623, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Book 10357, Page 915, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 4264 Chesney Glen Drive, Hermitage, TN 37076

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 22nd day of August, 2016.

Tiffany Hodge

Tiffany Hodge

Mark Hodge by Tiffany Hodge, Attorney-in-Fact

Mark Hodge by Tiffany Hodge, Attorney-in-Fact

Allana Hodge by Tiffany Hodge, Attorney-in-Fact

Allana Hodge by Tiffany Hodge, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared TIFFANY HODGE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 22nd day of August, 2016.

Notary Public

My Commission Expires: _____

RUTH M. FORAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 11-18-2019

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared TIFFANY HODGE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of MARK HODGE AND ALLANA HODGE for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Mark Hodge and Allana Hodge.

Witness my hand and official seal, this 22nd day of August, 2016.

Notary Public

My Commission Expires: _____

RUTH M. FORAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 11-18-2019

File #: 16-2246H

Return to:
REALTY TITLE & ESCROW CO.
6525 Quail Hollow Rd., Ste. 115
Memphis, TN 38120
10010973

AFFIDAVIT RE: POWER OF ATTORNEY

STATE OF TENNESSEE
COUNTY OF SUMNER

I, the undersigned, do hereby swear and affirm that I am the attorney-in-fact for **Mark Hodge**, by virtue of a Power of Attorney duly executed by the said **Mark Hodge,** and:

☐ appearing of record at _____ in the Register's Office of _____County, Tennessee; or

☒ recorded simultaneously herewith.

I, the undersigned, do hereby further swear and affirm that as of the date hereof, the said **Mark Hodge** is alive and well and has not revoked or rescinded the powers granted me under the Power of Attorney described above.

FURTHER THE AFFIANT SAYETH NAUGHT.

ATTORNEY IN FACT:

Tiffany Hodge

SWORN to and subscribed before me, this the 22 day of August, 2016.

Notary Public

My Commission Expires: _____ (SEAL)

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 11-18-2019

AFFIDAVIT RE: POWER OF ATTORNEY

STATE OF TENNESSEE
COUNTY OF SUMNER

I, the undersigned, do hereby swear and affirm that I am the attorney-in-fact for **Allana Hodge**, by virtue of a Power of Attorney duly executed by the said **Allana Hodge,** and:

☐ appearing of record at _____ in the Register's Office of _____County, Tennessee; or

☒ recorded simultaneously herewith.

I, the undersigned, do hereby further swear and affirm that as of the date hereof, the said **Allana Hodge** is alive and well and has not revoked or rescinded the powers granted me under the Power of Attorney described above.

FURTHER THE AFFIANT SAYETH NAUGHT.

ATTORNEY IN FACT:

Tiffany Hodge

SWORN to and subscribed before me, this the 22 day of August, 2016.

Notary Public

My Commission Expires: _____ (SEAL)

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 11-18-2019