BILL GARRETT, Davidson County
Trans:T20160076276 DEEDWARR
Recvd: 08/31/16 13:50 4 pgs
Fees:23.00 Taxes:777.00
20160831-0091470

This instrument prepared by~~& return to~~: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 29th day of August, 2016, by and between William U Latham* and Tiffany G Latham, husband and wife, party of the first part, and FREO Tennessee, LLC, a Delaware Limited Liability Company, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 196 on the Plan of Pinnacle Point Subdivision, Phase Five, as shown on Plat of record in Plat Book 8250, Page 842 and amended in Book 1114, Page 958 with Surveyor's Certificate of Correction of record in Book 11408, Page 968, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being all or part of the same property conveyed to William U. Latham and Tiffany G. Latham by virtue of that certain Warranty Deed dated July 18, 2000, at Instrument No. 200007240072529 in the Register's Office of Davidson County, Tennessee.

* The said William U. Latham and William Latham are one and the same person.

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, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable and subject to all easements and restrictions of record; 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.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

William U Latham by: Leneiva Head, Attorney in Fact
William U Latham by Leneiva Head, Attorney in Fact

Tiffany G Latham by: Leneiva Head, Attorney in Fact
Tiffany G Latham by Leneiva Head, Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this 26th day of August, 2016, before me personally appeared Leneiva Head, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of William U. Latham and Tiffany G. Latham, and who acknowledged that they executed the same as the free act and deed of William U. Latham and Tiffany G. Latham.

WITNESS my hand and official seal at office this 26th day of August, 2016.

Notary Public

My Commission Expires: 9.25.19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

STATE OF Tennessee

COUNTY OF Davidson

Leneiva Head, being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that he/she did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death of William U. Latham and Tiffany G. Latham, the principal.

This ____ day of August, 2016

See attached POA Affidavits (2)

_____

Leneiva Head

Sworn to and subscribed before me by Leneiva Head this ___ day of August, 2016.

_____

Notary Public

My Commission Expires _____

Property Owner & Address: FREO Tennessee, LLC

P. O. Box 4090
Scottsdale, AZ 85261

Tax Parcel No 134150A19600CO

Property Address: 1004 Blue Mountain Lane
Antioch, TN 37013

MAIL TAX BILLS TO: Owner's at Owners Address P.O. Box 4090 Scottsdale, AZ 85261

STATE OF Tennessee
COUNTY OF Shelby

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $210,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

_____
AFFIANT

SUBSCRIBED AND SWORN TO before me ~~this~~ 28 day of August, ~~2016~~.

_____
Notary Public

My Commission Expires: _____

SARAH-KATHERINE A. WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. APRIL 05, 2017

Return to:
REALTY TITLE & ESCROW CO.
6525 Quail Hollow Rd., Ste. 115
Memphis, TN 38120
11e011143

AFFIDAVIT RE: POWER OF ATTORNEY

STATE OF TN
COUNTY OF Davidson

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

☐ appearing of record at * _____ in the Register's Office of _____County, Tennessee; or *20160831-0091468

☒ recorded simultaneously herewith.

I, the undersigned, do hereby further swear and affirm that as of the date hereof, the said **William U. Latham** 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:

_____
Leneiva Head

SWORN to and subscribed before me, this the 26th day of August, 2016.

_____
Notary Public

My Commission Expires: 9.25.19 (SEAL)

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

AFFIDAVIT RE: POWER OF ATTORNEY

STATE OF TN
COUNTY OF Davidson

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

☐ appearing of record at * _____ in the Register's Office of _____County, Tennessee; or *20160831-0091469

☒ recorded simultaneously herewith.

I, the undersigned, do hereby further swear and affirm that as of the date hereof, the said **Tiffany G. Latham** 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:

_____
Leneiva Head

SWORN to and subscribed before me, this the 26th day of July, 2016.

_____
Notary Public

My Commission Expires: 9.25.19 (SEAL)

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019