RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN167887

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160076288 DEEDWARR
Recvd: 08/31/16 13:58 2 pgs
Fees:13.00 Taxes:921.30
20160831-0091480

STATE OF TENNESSEE
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of August, 2016.

NOTARY PUBLIC

My commission expires:

DAVID COOLEY STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMMISSION EXPIRES 5-7-2018

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
FREO Tennessee, LLC, a Delaware Limited Liability Company P.O. Box 4090 Scottsdale, AZ 85261	FREO Tennessee, LLC, a Delaware Limited Liability Company P.O. Box 4090 Scottsdale, AZ 85261	075 12 0B 047.00CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Forty Nine Thousand and 00/100 Dollars ($249,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **KAREN KIEFER, AN UNMARRIED WOMAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **FREO TENNESSEE, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 9 on the plan of Brookside Woods, First Revision, Phase Two, Section Three, A Planned Unit Development of record in Instrument #200005120048125, a Revision of Book 9700, page 916, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Richard A. Skeets and Karen Kiefer Skeets, husband and wife, by Warranty Deed from NVR, Inc., a Virginia Corporation, Successor by Merger to Fox Ridge Homes Inc., dated 3/23/2001, recorded 3/28/2001, of record in Instrument #20010328-0029656, in the Register's Office for Davidson County, Tennessee. The said grantees having since divorced and property vested to Karen Kiefer pursuant to Final Decree of Divorce, Docket No. 14D-1824, of record in the Third Circuit Court for Davidson County, Tennessee.

The address of the herein described property is believed to be 708 Billie Jean Circle, Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 26th day of August, 2016.

Karen Kiefer

KAREN KIEFER

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Manatee

Personally appeared before me, a Notary Public, Karen Kiefer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 26th day of August, 2016.

Gale Molovinsky

Notary Public

GALE MOLOVINSKY

Printed Notary Name

My commission expires: 8/21/19

GALE MOLOVINSKY
Commission #FF 905393
My Commission Expires
August 21, 2019

GALE MOLOVINSKY NOTARY PUBLIC STATE OF FLORIDA