Prepared by ~~& Return to:~~
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
220 N. Spring Street
Murfreesboro, TN 37130
File No.0567-16

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$175,000.00~~ $165,000

RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
FILE NO. 16011090
FNTC No. 5932959

BILL GARRETT, Davidson County
Trans:T20160077192 DEEDWARR
Recvd: 09/02/16 11:12 2 pgs
Fees:13.00 Taxes:610.50
20160902-0092542

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of August, 2016

Notary Public
My Commission Expires:

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

Address of New Owner	Send Tax Bills To:	
FREO Tennessee, LLC. P.O. Box 4090 Scottsdale, AZ 85261	New Owner	Map/parcel: 163 02 0 047.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE

Kimberly S. Givens, Married (who acquired title as Kimberly S. Payne)

HEREINAFTER REFERRED TO AS 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), ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS, TO WIT:

LAND lying in Davidson County, Tennessee and being more particularly described as follows, to wit:

Being all of Lot No. 98 on the Plan of Hickory Highland Place, Section 2, Phase 1 of record in Instrument Number 20050713-0081392 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kimberly S. Payne by Special Warranty Deed from CitiFinancial Mortgage Company, Inc. dated June 23, 2005 and appearing of record in Instrument Number 20050713-0081392 in the Register's Office for Davidson County, Tennessee.

Kimberly S. Payne having since married and is now known as Kimberly S. Givens. Richard J. Givens, husband of Kimberly S. Givens, hereby joins in the signing of this Deed to convey any marital interest he may have in the subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4465 Winton Drive Antioch, TN, 37013

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), its heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 26th day of August, 2016

Kimberly S. Givens

Kimberly S. Givens

Richard J. Givens

Richard J. Givens

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Rutherford

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

Witness my hand and official seal this 30th day of August, 2016

Annemarie Cain

Notary Public

My Commission Expires: 2-20-18

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY