WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160077194 DEEDWARR
Recvd: 09/02/16 11:14 2 pgs
Fees:13.00 Taxes:788.10
20160902-0092543

State of Tennessee
County of ~~Williamson~~ Shelby
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $213,000.00

Affiant

SUBSCRIBED AND SWORN ~~TO BEFORE~~ ME, THIS THE 2nd day of September, 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
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
FREO Tennessee, LLC	FREO Tennessee, LLC	173 15 0A 136.00
(NAME)	(NAME)	
P. O. Box 4090	P. O. Box 4090	
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85261	Scottsdale, AZ 85261	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **William P Hatton III, a single man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **FREO Tennessee, LLC, a Delaware Limited Liability Company,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 136, on the Plan of Mill Run Subdivision, Phase 2, of record in Instrument No. 20011009-0109754, as corrected in Instrument No. 20020605-0067914, and Instrument No. 20020605-0067915, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to William P Hatton III, a single man by Warranty Deed from Karl J. Aull, unmarried, recorded on June 4, 2009, of record in Instrument No. 20090604-0052042, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 361 Upper Mill Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 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 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/our hands this 30 day of August, 2016.

William P Hatton III

State of Tennessee
County of Rutherford

Personally appeared before me William P Hatton III, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of August, 2016.

Notary Public
My Commission Expires: 5/5/2020



File No.: 11570

RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
FILE NO. 16011197

FNTC No. 5959207