Return to:
REALTY TITLE & ESCROW CO.
6525 Quail Hollow Ste. 115
Memphis, TN 38120
RT: 160110169 TG: 595-7208

WARRANTY DEED

BMR16-3808

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Shelby
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $208,000.00

Affiant

Subscribed and sworn to before me, this 7th 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
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FREO Tennessee, LLC	FREO Tennessee, LLC	
P.O. Box 4090 (ADDRESS)	P.O. Box 4090 (NAME) (ADDRESS)	
Scottsdale, AZ 85261 (CITY) (STATE) (ZIP)	Scottsdale, AZ 85261 (CITY) (STATE) (ZIP)	16413011300

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ANTHONY M. FAULKNER AND RONYA R. FAULKNER, 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, that 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. 17 on the Plan of Section One, Treehaven, of record in Plat Book 9700, Page 579, 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 Anthony M. Faulkner and Ronya R. Faulkner by Warranty Deed from Westminster Homes, Inc., of record in Instrument No. 200001060001790, Register's Office for Davidson County, Tennessee, dated December 23, 1999 and recorded on January 06, 2000.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 9700, Page 579, Book 10774, Page 945, Book 11588, Page 484, as amended in Book 11669, Page 376, Instrument No. 20010308-0021946, Instrument No. 20010504-0046260 and Instrument No. 20030527-0071168, Book 11648, Page 662, as amended in Instrument No. 20010504-0046261, Book 11648, Page 660, as amended in Instrument No. 20010326-0028531, Book 1141, Page 327, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3808 Asheford Trace , Antioch, Tennessee 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 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, 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 GRANTEE(S), 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 hand(s) this 7th day of September, 2016.

Anthony M. Faulkner

Ronya R. Faulkner

BILL GARRETT, Davidson County
Trans: T20160080883 DEEDWARR
Recvd: 09/15/16 11:32 2 pgs
Fees: 13.00 Taxes: 769.60
20160915-0097045

STATE OF Tennessee
COUNTY OF Davidson

On this the 7th day of September, 2016, before me personally appeared Anthony M. Faulkner and Ronya R. Faulkner to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7th day of September, 2016.

Notary Public

My Commission Expires: 2/21/2017

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

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