Return to:
REALTY TITLE & ESCROW CO.
6525 Quail Hollow Ste. 115
Memphis, TN 38120
RT: 16011123
TG: 5932934

DUSTIN SEWELL
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 200,000.00

Gabriel Wilburn
Affiant

Subscribed and sworn to before me, this 30th day of August, 2016.

Notary Public

My commission expires: 1-15-19

BILL GARRETT, Davidson County
Trans:T20160080889 DEEDWARR
Recvd: 09/15/16 11:39 2 pgs
Fees:13.00 Taxes:740.00
20160915-0097053

THIS INSTRUMENT WAS PREPARED BY
SIGNATURETITLE SERVICES, LLC
640 BROADMOR BLVD., STE. 100
MURFREESBORO, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
FREO Tennessee, LLC	FREO Tennessee, LLC	**062020B19700CO**
P.O. BOX 4090	PO Box 4090	
SCOTTSDALE, AZ 85261	Scottsdale, AZ 85261	

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 ACKNOWLEDGE, WE,

Gabriel D Wilburn, a married 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:

Land in Davidson County, Tennessee, being Lot No. 141 on the Plan of Abbington Park, Phase One-Section Five, a Planned Unit Development, as of record in Instrument No. 20060113-0005368, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Gabriel D Wilburn, a single man, from Beazer Homes Corp., a Tennessee corporation, by Warranty Deed dated August 31, 2006 of record in Instrument No. 20060905-0108804, Register's Office for Davidson County, Tennessee.

Melody Wilburn enters into the execution of this instrument to convey any and all marital rights rights she may have in the said property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 4564 Hawthorne Drive, Nashville, TN 37214.

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 in 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 hand(s) this 30th day of August, 2016.

Gabriel D Wilburn

Melody Wilburn

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Gabriel D Wilburn and Melody Wilburn, the within named Grantor(s), 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 for the purposes therein contained.

Witness my hand, at office, this 30th day of August, 2016.

Notary Public

My Commission Expires: 1-15-19

DUSTIN SEWELL
STATE OF TENNESSEE
NOTARY PUBLIC
BEDFORD COUNTY