WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160080913 DEEDWARR
Recvd: 09/15/16 12:15 3 pgs
Fees:18.00 Taxes:802.90
20160915-0097087

Return to:
REALTY TITLE & ESCROW CO.
1525 Quail Hollow Ste. 115
Memphis, TN 38120
RT: 1160111ele
TG: 5947543

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Shelby Deg

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $217,000 Deg

Tracy Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8TH DAY OF September, 2016

Linda A. Gray
Notary Public

MY COMMISSION EXPIRES: Sept. 16, 2018

(AFFIX SEAL)

LINDA A. GRAY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. SEPT. 16, 2018

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 100
Nashville, TN 37211

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP - PARCEL NO(S)
FREO Tennessee, LLC, a Delaware Limited Liability Company	FREO Tennessee, LLC	162 16 0D 091.00
(Name)	(Name)	
P. O. Box 4090	PO 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, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **PATRICIA JEFF, UNMARRIED AND DANITRA JEFF, UNMARRIED** 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, 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. 69 on the Plan of Section Three, Honey Brook Subdivision, a Residential Planned Unit Development of record in Plat Book 7900, Pages 379 and 380, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the Land.

Being the same property conveyed to Herbert Jeff and wife, Patricia Jeff and Danita Jeff, unmarried by Warranty Deed of record at Instrument No. 20060614-0070763, dated 06/06/2006 and recorded 06/14/2006, in the Register's Office of Davidson, Tennessee. Said Herbert Jeff having since died March 19, 2008.

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.

Executed by my hand this 02 Day of Sept. 2016.

Patricia Jeff
Patricia Jeff

Danitra Jeff by Denise Collins as Attorney in Fact by POA
Danitra Jeff by Denise Collins as Attorney in Fact by POA

STATE OF Tennessee

County OF Davidson

I, Maxine J. Rucker, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Patricia Jeff, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 2nd of September, 2016.

Notary Public

MAXINE J. RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020

STATE OF Tennessee

County OF Davidson

I, Maxine J. Rucker, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Denise Collins as Attorney in Fact for Danitra Jeff personally appeared before me this day and acknowledged the due execution of the foregoing instrument as Attorney in Fact. See attached Affidavit Re: Power of Atty.

Witness my hand and official seal, this the 2nd of September, 2016.

Notary Public

MAXINE J. RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020

~~Please return to~~
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 100
Nashville, TN 37211

AFFIDAVIT RE: POWER OF ATTORNEY

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, do hereby swear and affirm that I am the attorney-in-fact for **Danitra Jeff**, by virtue of a Power of Attorney duly executed by the said **Danitra Jeff,** and:

☐ appearing of record at 20160915-0097086 in the Register's Office of Davidson County, Tennessee; or

☒ recorded simultaneously herewith.

I, the undersigned, do hereby further swear and affirm that as of the date hereof, the said **Danitra Jeff** is alive and well and has not revoked or rescinded the powers granted me under the Power of Attorney described above.

FURTHER THE AFFIANT SAYETH NAUGHT.

ATTORNEY IN FACT:

Jeanine Collins

SWORN to and subscribed before me, this the 2 day of ~~August,~~ September 2016.

Maxine J. Rucker
Notary Public

My Commission Expires: _____ (SEAL)

MAXINE J. RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020