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

RT: 140111257
TG: 59724689

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Shelby
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $219,000.00.

Tracy Marlin
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 6th day of September, 2016.

Linda A. Gray
NOTARY PUBLIC

My commission expires: Sept. 16, 2018

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

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
FREO Tennessee, LLC	FREO Tennessee, LLC	174110A44500CO
(NAME)	(NAME)	
PO Box 4090	PO Box 4090	
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85261	Scottsdale, AZ 85261	

BILL GARRETT, Davidson County
Trans: T20160080916 DEEDWARR
Recvd: 09/15/16 12:20 2 pgs
Fees: 13.00 Taxes: 810.30
20160915-0097088

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Bradford Bell, married,** hereinafter called the **GRANTOR(S)**, have/has 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)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 279, on the Plan of Cane Ridge Farms, Phase VI, Section 2, of record in Plat at Instrument No. 20060216-0018813 and re-recorded in Instrument No. 20060531-0063598, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bradford Bell by deed from Marilyn Bell (formerly Marilyn I Mathis), of record in Instrument No. 20160518-0049696, said Register's Office. Said property is not the principal residence of the Grantor.

This property is __unimproved _X_improved property known as: 2596 Kanlow Drive, Antioch, TN 37013.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject

to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 6th day of September, 2016.

Bradford Bell

Bradford Bell

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bradford Bell, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of September, 2016.

Notary Public
My Commission Expires: 3-27-18

MORGAN O'NEILL
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

~~After Recording Return to:~~
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122