WARRANTY DEED

Return to:
REALTY TITLE & ESCROW CO.
6525 Quail Hollow Rd., Ste. 115
Memphis, TN 38120
RT: 1601207
TG: 5071930

STATE OF TENNESSEE
COUNTY OF Shelby
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th 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
Sidwell & Barrett, P.C.
Memorial Title, LLC, 2690-A Memorial Blvd., Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Freo Tennessee, LLC, a Delaware Limited Liabilty Company	FREO Tennessee, LLC, a Delaware Limited Liability Company	149 07 0C 021.00
(NAME)	(NAME)	
PO Box 4090	PO Box 4090	
(ADDRESS)	(ADDRESS)	
Scottsdale AZ 85261	Scottsdale AZ 85261	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20160083610 DEEDWARR
Recvd: 09/23/16 09:08 2 pgs
Fees: 13.00 Taxes: 577.20
20160923-0100276

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Gerald D. Mash and Barbara Mash, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Freo Tennessee, LLC, a Delaware Limited Liabilty Company**, hereinafter called the GRANTEE(S), 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 all of Lot No. 21, on the Final Plat, Highlands of Chelsea Village, Section One, as Shown by plat appearing of record in Instrument No. 20040616-0071117, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Gerald D. Mash and Barbara Mash, husband and wife, their heirs and assigns by Warranty Deed dated 11/24/2004 from Greenvale Construction, LLC, a Tennessee Limited Liability Company of record in Instrument 200411300142274, Register's Office for Davidson County, Tennessee.

Further subject to County of Davidson taxes for the year 2016 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 852 Dover Glen 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 GRANTEE(S), 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), 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.
Further subject to County of Davidson taxes for the year 2016 and subsequent years, a lien not yet ascertainable, due or payable.

Witness our hands this 16th day of September, 2016.

Gerald D. Mash

Barbara E. Mash

Gerald D. Mash

Barbara Mash

State of Tennessee
County of Rutherford

Personally appeared before me Gerald D. Mash and Barbara Mash, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of September, 2016.

Notary Public Holly M Phillips
My Commission Expires: 3/31/2020

Holly M Phillips
State of Tennessee Notary Public
Rutherford County

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