RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
FILE NO: 16011333
TG: 16001438

BILL GARRETT, Davidson County
Trans: T20160087202 DEEDWARR
Recvd: 10/04/16 12:36 2 pgs
Fees: 13.00 Taxes: 584.60
20161004-0104596

Prepared By ~~& Return To~~:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
16-0229M

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF Harris

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,000.00

Affiant

LIESEL YOUNG
Notary Public, State of Texas
Comm. Expires 11-30-2019
Notary ID 130453310

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of September, 2016

Notary Public
Commission Expires: 11-30-2019

Address of New Owner	Send Tax Bills To:	Map & Parcel
FREO Tennessee, LLC P.O. Box 4090 Scottsdale, AZ 85261	FREO Tennessee, LLC P.O. Box 4090 Scottsdale, AZ 85261	151 10 0A 233.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

John B. McLaren, an unmarried man and Audry C. Avriett, an unmarried woman, as joint tenants with right of survivorship

HEREINAFTER REFERRED TO AS 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, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot 82, Villages of Long Hunter, Phase 3 Planned Unit Development, as shown on Plat of record in Instrument No. 20030707-0093205, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said land.

Being the same property conveyed to John B. McLaren, an unmarried man and Audrey C. Avriett, an unmarried woman, as joint tenants with right of survivorship by Warranty Deed of record in Instrument No. 20060602-0065426, dated 5/26/06 and recorded 6/02/06, in the Register's Office of Davidson, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 7080 S Hampton Blvd, Antioch, TN 37013.

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, its heirs and assigns forever; and we so 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, its heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 30th day of September, 2016.

John B. McLaren

Audry C. Avriett

STATE OF Texas

COUNTY OF Harris

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
John B. McLaren and Audry C. Avriett
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 and official seal at Humble (City), Texas (State) this ~~30th~~ 29th day of September, 2016.

LIESEL YOUNG
Notary Public, State of Texas
Comm. Expires 11-30-2019
Notary ID 130453310

Notary Public
My Commission Expires: 11-30-2019

(Notary Seal)