WARRANTY DEED

RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
FILE NO. 11011895

BILL GARRETT, Davidson County 12:41
Trans: T20160087202 DEEDWARR
Recvd: 10/04/16 12:37 2 pgs
Fees: 13.00 Taxes: 740.00

20161004-0104598

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th 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, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
FREO TENNESSEE, LLC	FREO TENNESSEE, LLC	075-12-0A-169.00-CO
(NAME)	(NAME)	
P.O. Box 4090	P.O. 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 hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Gina Terese Coke, an unmarried woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **FREO TENNESSEE, LLC, a Delaware Limited Liability Company, its successors and/or assigns**, hereinafter called the GRANTEE(S), their heirs and/or 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. 35 on the Plan of Greer Meadows at Cedar Creek, First Revision, Section Three, Phase II, a Planned Unit Development of record in Plat at Instrument No. 20040407-0039587, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Gina Terese Coke (erroneously typed as Gina Teresa Coke), an unmarried woman, by Warranty Deed from Jeffery Neil McDaniel, unmarried, filed for record on October 3, 2011, at Instrument Number 20111003-0076308, said Register's Office.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 64-2701 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Greer Meadows at Cedar Creek of record in Instrument Number 20020606-0069062, said Register's Office.

Subject to restrictions, building lines and easements of record at Instrument Number 20031120-0169483, as replaced by Instrument Number 20040407-0039587, Book 10802, page 402. Instrument Number 20020606-0069062. Subject to easements as recorded at Instrument Number 20020606-0069262, said Register's Office. Subject to By-Laws as recorded at Instrument Number 20020606-0069262, said Register's Office. Subject to Articles of Incorporation as recorded at Book 8414, page 69, said Register's Office.

This conveyance is subject to 2016 property taxes, a lien not yet due and 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 637 Belgium Drive, Hermitage, TN 37076

(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), their heirs and/or 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), their heirs and/or 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 hand this 28th day of September, 2016.

Gina Terese Coke

State of Tennessee
County of Wilson

Personally appeared before me Gina Terese Coke, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of September, 2016.

Notary Public Tracey Trumphour - MJ
My Commission Expires: 8-14-17

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
~~Stewart Title Company Tennessee Division~~
~~13026 Lebanon Road, Ste 100~~
~~Mt Juliet, TN 37122~~

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