RETURN TO
Realty Title
6625 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
FILE NO. 16011214
TG: 59735539

BILL GARRETT, Davidson County
Trans: T20160087202 DEEDWARR
Recvd: 10/04/16 12:38 2 pgs
Fees: 13.00 Taxes: 640.10
20161004-0104600

Prepared By ~~& Return To:~~
Tennessee Title Services, LLC
7000 Executive Center, Suite 290
Brentwood, TN 37027
16-1542

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,000.00

Lana C. Holman
Affiant

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

Notary Public
Commission Expires: 9-7-18

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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	173-04-0A-040.00 CO

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,

Lana C. Holman, married, f/k/a Lana C. Bawcom

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, 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. 40 on the plan of Oak Highlands, Phase 1, of record in Book 6900, Pages 432-435, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Dean S. Bawcom and Lana C. Bawcom, husband and wife, by Warranty Deed from Deanna M. O'Brien, unmarried, dated 5/20/13 and recorded 5/24/13 in Instrument No. 20130524-0052931, in the Register's Office of Davidson County, Tennessee. The said Dean S. Bawcom having since died on, October 4, 2014, subject property thereby vesting in Lana C. Bawcom as tenants by the entirety.

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: 208 Ben Alex Court, Antioch, TN 37013.

This property is not a marital residence and as such isnot subject to any homestead, dower or other marital interest as contemplated by T.C.A 260-2-307 or other similar statute.

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 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, their 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.

Lana C. Holman f/k/a Lana C. Bawcom
Lana C. Holman

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lana C. Holman** 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 _____, Tennessee this 30th day of September, 2016.

Notary Public
My Commission Expires: 9-10-18

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
(Notary Seal)