Prepared by ~~& Return to~~:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
220 N. Spring Street
Murfreesboro, TN 37130
File No.0573-16

RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
FILE NO. 16011089
TG: 5932948

BILL GARRETT, Davidson County
Trans: T20160087202 DEEDWARR
Recvd: 10/04/16 12:40 3 pgs
Fees: 18.00 Taxes: 703.00
20161004-0104603

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Tracy Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th 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
COMM. EXP. SEPT. 16, 2018

Address of New Owner	Send Tax Bills To:	
FREO Tennessee, LLC PO Box 4090 Scottsdale, AZ 85261	FREO Tennessee, LLC PO Box 4090 Scottsdale, AZ 85261	Map/parcel: 149-06-0-171.00 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

Deborah Bradbary and husband, Danny Bradbary,

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE 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), its 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. 71 as shown on the map entitled Oakwood, Phase Six, Section Two, of record in Plat Book 7900, Page 626, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Deborah Bradbary, married and husband, Danny Bradbary (incorrectly spelled as Bradbury), by Warranty Deed from Victor L. Brown, dated 4/10/06 and recorded 5/3/06 in Instrument Number 20060503-0051224, as corrected and re-recorded on 11/6/06 in Instrument Number 20061106-0138106, Register's Office for Davidson County, 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 prorated as of the date of closing and assumed by the Grantee(s) here.

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

This is improved property known as: 1004 Oak Ridge Court 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 GRANTEE(S), their heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the 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.

Deborah Bradbary

Danny Bradbary by Deborah Bradbary his attorney in fact

Danny Bradbary by Deborah Bradbary, his attorney in fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within Deborah Bradbary, 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 (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 30th day of September, 2016.

Kelly Dorsey
Notary Public

My Commission Expires: 5.20.17

KELLY DORSEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Deborah Bradbary, whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Danny Bradbary, and that she is authorized by Danny Bradbary to execute this instrument on his behalf. See Power of Attorney of record in Instrument Number 20161004-0104602, of the Register's Office of Davidson County, Tennessee. *Note: See attached Affidavit regaurding Power of Attorney

WITNESS MY HAND AND OFFICIAL SEAL this the 30th day of September, 2016.

Kelly Dorsey
NOTARY PUBLIC
My Commission Expires: 5.20.17

KELLY DORSEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT RE: POWER OF ATTORNEY

STATE OF TN
COUNTY OF Rutherford

I, the undersigned, do hereby swear and affirm that I am the attorney-in-fact for **Danny Bradbary**, by virtue of a Power of Attorney duly executed by the said **Danny Bradbary,** and:

☐ appearing of record at _____in the Register's Office of _____County, Tennessee; or

☒ recorded simultaneously herewith.

I, the undersigned, do hereby further swear and affirm that as of the date hereof, the said **Danny Bradbary** is alive and well and has not revoked or rescinded the powers granted me under the Power of Attorney described above.

FURTHER THE AFFIANT SAYETH NAUGHT.

ATTORNEY IN FACT:
Deborah Bradbary
Deborah Bradbary

SWORN to and subscribed before me, this the 30 day of September, 2016.

Kelly Dorsey
Notary Public

My Commission Expires: 5.20.16 (SEAL)

KELLY DORSEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY