WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $221,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF OCTOBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 4-20-19 (AFFIX SEAL)

MELISSA T. MOORE NOTARY PUBLIC TENNESSEE My Comm Exp. April 20, 2019 COUNTY OF SHELBY

RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
FILE NO. 16011336
TG: 4003466 8

B-BR-16-305-T

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
FREO Tennessee, LLC, a Delaware Limited Liability Company	**New owner**	
(NAME)	(NAME)	
P.O. Box 4090		174-11-A-163.00CO
(ADDRESS)	(ADDRESS)	Property Address: 305 Camille Ct. Antioch, TN 37013
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 consideration, the receipt of which is hereby acknowledged, **TIFFANY BAKER COX, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FREO TENNESSEE, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 451 on the Plan of Subdivision Plat of Cane Ridge Farms, Phase Two, a Cluster Lot Development, of record in Plat at Instrument No. 20020821-0101307, 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 Tiffany Baker Cox, a single woman, by Quitclaim Deed from Darryl A. Cox, a single man, and Tiffany Baker Cox, a single woman, recorded March 21, 2016 in Instrument No. 20160321-0026634 and further being the same property conveyed to Darryl A. Cox and Tiffany Baker Cox, husband and wife, by Warranty Deed from NVR, Inc. t/a Ryan Homes, a Virginia Corporation, recorded June 2, 2003 in Instrument No. 20030602-0074583, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record as Instrument Number 20020821-0101307, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Cane Ridge Farms with By-Laws appended thereto, of record in Instrument Number 20000905-0087103, as amended in Instrument No. 200001204-0119093, Instrument No. 20010815-0088370, Instrument No. 20040319-0031603, Instrument No. 20041102-0131848, Instrument No. 20060112-0004819, Instrument No. 20100526-0040558, Instrument No. 20101228-0102708 and Instrument No. 20160601-0055259, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Charter for Cane Ridge Farms Homeowners Association, Inc., of record in Instrument Number 200108160088852 and in Instrument No. 20010815-0088360, in the Register's Office for Davidson County, Tennessee.
- Utility easement of record in Book 5078, Page 476, in the Register's Office for Davidson County, Tennessee.
- Transmission line easement of record in Book 4428, Page 565 and Book 4420, Page 36, in the Register's Office for Davidson County, Tennessee.
- Deed of common areas to Cane Ridge Farms Homeowners Association, Inc of record in Instrument Number 20010815-0088361, in the Register's Office for Davidson County, Tennessee.
- Easement to United Telephone Company of record in Instrument Number 20060607-0067535 and Instrument No. 20020123-0009340, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

BILL GARRETT, Davidson County
Trans: T20160092334 DEEDWARR
Recvd: 10/19/16 11:48 2 pgs
Fees: 13.00 Taxes: 819.55
20161019-0110496

This is **improved** property known as: **305 Camille Court, Antioch, Tennessee 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 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 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/our hand(s) this the 5th DAY OF OCTOBER, 2016.

Tiffany Baker Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIFFANY BAKER COX, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of October, 2016.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



~~RETURN TO:~~
Rudy Title and Escrow, LLC
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Nashville, TN 37212