BILL GARRETT, Davidson County
Trans: T20160092334 DEEDWARR
Recvd: 10/19/16 11:55 2 pgs
Fees: 13.00 Taxes: 651.20
20161019-0110497

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M165439

RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
FILE NO. MEDI1331
TG: MDD1059

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Shelby

The actual consideration or value, whichever is greater, for this transfer is $176,000.00

Affiant

Subscribed and sworn to before me, this the 7th 10th day of October, 2016.

Notary Public
My Commission Expires: 4-20-19

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

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number
FREO, Tennessee, LLC PO BOX 4090 Scottsdale, AZ 85261	SAME AS OWNER	150120CO0600CO Property Address: 3525 Mt. View Ridge Dr. Antioch, TN 37013

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Anmar Ismael Taher, a single man**, hereinafter called the Grantor, has 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. 6, Final Plat, on the Plan of Mt. View Subdivision, Section One of record in Plat Book 11700, page 36, as amended in Plat Instrument 2010207-0012283, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the Land.

Being the same property conveyed to Anmar Ismael Taher by Warranty Deed from Adem Hurko and wife, Naza Hurko, of record at Instrument No. 20121121-0107449, dated 11/20/2012 and recorded 11/21/12, in the Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 3525 Mount View Ridge Road, Antioch, Tennessee 37013.

This conveyance is made subject to 1) Property taxes for the year 2016 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantors paying their prorated share thereof to the Grantees who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 do 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of October, 2016.

Anmar Ismael Taher

Anmar Ismael Taher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Anmar Ismael Taher a single man**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of October, 2016.

SONDRA REECE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Sondra Reece

Notary Public
My Commission expires: 3/3/2020