BILL GARRETT, Davidson County
Trans:T20160096929 DEEDWARR
Recvd: 11/02/16 11:19 3 pgs
Fees:18.00 Taxes:791.80
20161102-0115842

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
FILE NO. 16011455

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Shelby
The actual consideration or value, whichever is greater, for this transfer is $214,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of October, 2016.

Notary Public
My commission expires: 4-20-19

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

02-1609-50048

Address of New Owner:	Send Tax Bills to:	Tax Information:
FREO Tennessee, LLC PO Box 4090 Scottsdale, AZ 85261	FREO Tennessee, LLC PO Box 4090 Scottsdale, AZ 85261	176-05-0-070.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Seyum T. Beyene, a married man and wife Martha Gesses**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **FREO Tennessee, LLC,*** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

See Attached Exhibit A

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5004 Sunshine Drive, 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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.

*a Delaware Limited Liability Company

WITNESS my hand this 26th day of October, 2016.

Seyum T. Beyene

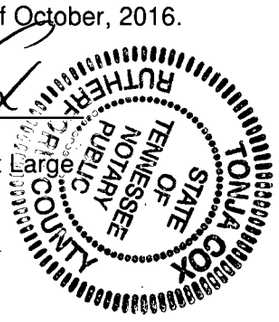
Martha Gesses

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Seyum T. Beyene and Martha Gesses**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 26th day of October, 2016.

Notary Public
State of Tennessee at Large



My Commission expires: 3/31/20

Exhibit A - Legal Description

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Final Plat of Hickory Woods, Section B of record in Plat Book 6900, Page 512, 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 Seyum T. Beyene, a married man and wife, Martha Gesses by Warranty Deed of record at Instrument No. 20040419-0044348, dated 04/15/2004 and recorded 04/19/2004, in the Register's Office of Davidson, Tennessee.