WARRANTY DEED

RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 280-4055
FILE NO. 1100145
TG: 6006728

BM16-0700

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Shelby
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,000.00

Affiant

Subscribed and sworn to before me, this 2nd DAY OF November, 2016.

Notary Public

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

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

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FREO Tennessee, LLC	FREO Tennessee, LLC (NAME)	
PO Box 4090 (ADDRESS)	PO Box 4090 (ADDRESS)	
Scottsdale, AZ 85261 (CITY) (STATE) (ZIP)	Scottsdale, AZ 85261 (CITY) (STATE) (ZIP)	173-04-0A-218.00CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ATEF HABEB ANIS AND SAHANDA AWAD, hereinafter called 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), their heirs 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. 218 on the Plan of Phase Two, Oak Highlands, a Planned Unit Development of record in Instrument No. 19991213-0302267, 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 Atef Habeb Anis and Sahanda Awad by Warranty Deed from Yazdian Construction, Inc., a Tennessee Corporation, of record in Instrument No. 20020624-0075506, Register's Office for Davidson County, Tennessee, dated May 23, 2002 and recorded on June 24, 2002.

(Value of consideration shown in aforementioned Deed $184,000.00)

Being also known as 700 Canoe Ridge Pt., Antioch, Tennessee 37013-4236

unimproved ( )
This is improved (X) property, known as 700 Canoe Ridge Pt., Antioch, Tennessee 37013-4236
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 day of November, 2016.

Atef Habeb Anis
Atef Habeb Anis

Sahanda Awad
Sahanda Awad

BILL GARRETT, Davidson County
Trans: T20160098224 DEEDWARR
Recvd: 11/07/16 09:24 2 pgs
Fees: 13.00 Taxes: 858.40
20161107-0117425

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson

On this the 1st day of November, 2016, before me personally appeared Atef Habeb and Sahanda Awad to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1st day of November, 2016.

Deanna Cooper
Notary Public

My Commission Expires: 5/13/2020

(SEAL)



RETURN TO:
~~Homeland Title, LLC~~
~~1896 General George~~ Patton
~~Franklin, TN 37067~~
~~Phone: (615)599-9959~~

REALTY TITLE & ESCROW CO.
6525 Quail Hollow Ste. 115
Memphis, TN 38120