WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of November, 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
6625 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
FILE NO. 16011647
TG: 087326

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
FREO Tennessee, LLC	FREO Tennessee, LLC	176-01-0B-059.00-CO
(NAME)	(NAME)	
P. O. Box 4090	P. O. Box 4090	
(ADDRESS)	(ADDRESS)	
Scottsdale, TN 85261	Scottsdale, TN 85261	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160106946 DEEDWARR
Recvd: 12/06/16 08:53 2 pgs
Fees:13.00 Taxes:732.60
20161206-0127671

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 considerations, the receipt of which is hereby acknowledged, we, **John T. Patton and Marissa N. Patton, husband and wife**, 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), 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. 124 on the Plan of Final Plat, Maxwell Place P.U.D., of record in Plat at Instrument No. 200504180042714 as corrected at Instrument No. 200506140067855, 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 John T. Patton and Marissa N. Patton, husband and wife by Warranty Deed from Beazer Homes Crop., a Tennessee corporation, dated 03/26/2008, recorded 03/28/2008, of record in Instrument No. 20080328-0031049, in the Register's Office for Davidson County, Tennessee.

Subject to (1) All matters shown on the plat of record in Plat Instrument No. 200504180042714 and Surveyors Certificate of Correction of record in Instrument No. 200506140067855, in the Register's Office for Davidson County, Tennessee. (2) Covenants, conditions, easements and restrictions of record in Instrument No. 20060301-0023937, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. (3) Restrictions as contained in Warranty Deed of record in Instrument No. 20050805-0092627, in the Register's Office for Davidson County, Tennessee. (4) Easement contained in Stormwater Detention Agreement of record in Instrument No. 20050322-0030977, in the Register's Office for Davidson County, Tennessee. (5) Quitclaim Deed of record in Instrument No. 20060301-0023936, in the Register's Office for Davidson County, Tennessee. (6) Notice of Acceptance of Public Infrastructure of record in

Instrument No. 20131104-0114137, in the Register's Office for Davidson County, Tennessee. (7) Charter of Maxwell Place Homeowners Association, Inc., of record in Instrument No. 20060309-0027699, in the Register's Office for Davidson County, Tennessee. (8) Charter the Maxwell Homeowners Association, Inc., of record in Instrument No. 20091211-0113268, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 121 Sophie Drive, Antioch, TN 37013

(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), 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), 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 our hands this 18th day of November, 2016.

John T. Patton

Marissa N. Patton

State of Tennessee
County of Wilson

Personally appeared before me John T. Patton and Marissa N. Patton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 18th day of November, 2016.

Notary Public
My Commission Expires: 8-14-17

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

~~RETURN TO:~~
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122