WARRANTY DEED

RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 290-4055
FILE NO. 1601160109
TG: 00386027

O-CR-16-3520

STATE OF TENNESSEE
COUNTY ~~OF DAVIDSON~~ Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00.

Tracy Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~26th~~ 29th 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
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	**New Owner**	
(NAME)	(NAME)	**164-13-0-014.00**
P.O. Box 4090		
(ADDRESS)	(ADDRESS)	
Scotsdale, 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, **JOSHUA Y. SANDERS AND WIFE, MARY SANDERS,** 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 situated in Davidson County, Tennessee:

Lot 313, Final Plat, Section One, Ashford Crossing, as shown on Plat of record in Plat Book 7900, Page 937, in the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of said Land.

Being the same property conveyed to Joshua Y. Sanders and wife, Mary Sanders by Quitclaim deed from Mary R. Proctor NKA Mary Sanders of record in Instrument No. 20120705-0059217 Register's Office for Davidson County, Tennessee, dated June 12, 2012 and recorded on July 05, 2012.

This conveyance is subject to:
- Taxes for the year 2017 and thereafter not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 937, Register's Office for Davidson County, Tennessee;
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9651, Page 900, as amended in Book 9980, page 482, Book 10301, page 180, Book 10353, page 575, Book 10640, page 941, Book 11455, page 769, Book 10717, page 97, Instrument No. 20001018-0103441, and Instrument No. 20010418-0038191, Register's Office for Davidson County, Tennessee;
- Charter of Asheford Crossing Homeowner's Association, Inc. of record in Book 9651, Page 895, in the Register's Office for Davidson County, Tennessee;
- Declaration of Restrictive Covenants, Dedication of Easements and Sewer Reimbursement Agreement of record in Book 9336, Page 238, in the Register's Office for Davidson County, Tennessee;
- By-Laws of Asheford Crossing Homeowner\rquote s Association, Inc., of record in Book 9651, Page 925, in the Register's Office for Davidson County, Tennessee;
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10574, Page 867, in the Register's Office for Davidson County, Tennessee;
- Easement for Power Lines of record in Book 1224, Page 257, in the Register's Office for Davidson County, Tennessee;
- Subject to rights of others in and to the common areas and/or elements;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3520 Longhaven Crossing, Antioch, Tennessee 37013-2341**.

BILL GARRETT, Davidson County
Trans:T20160106950 DEEDWARR
Recvd: 12/06/16 08:55 2 pgs
Fees:13.00 Taxes:721.50
20161206-0127677

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 28th DAY OF NOVEMBER, 2016.

Joshua Y. Sanders

Mary Sanders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSHUA Y. SANDERS, 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 28th of November, 2016.

Notary Public
My Commission Expires: 1/6/2020
(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 01-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY SANDERS, 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 28th of November, 2016.

Notary Public
My Commission Expires: 1/6/2020
(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 01-06-2020

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