This instrument prepared by ~~& return to~~: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 280-4065
FILE NO. 1L0011603
TG: 40806554

WARRANTY DEED

THIS INDENTURE made and entered into this 30th day of November, 2016, by and between Jennifer Brice, unmarried, party of the first part, and FREO Tennessee, LLC, a Delaware Limited Liability Company, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 41 ON THE PLAN OF LAKEWOOD VILLAGE, SECTION 2, OF RECORD IN INSTRUMENT NO. 20000215-0015148, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

Being all or part of the same property conveyed to Jennifer Brice by virtue of that certain Special Warranty Deed dated December 4, 2006, and being of record at Instrument No. 20070427-0050577 in the Register's Office of Davidson County, Tennessee.

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 I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and subject to all easements and restrictions of record; and I do further covenant and bind myself, my 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.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Jennifer Brice

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Jennifer Brice, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of November, 2016.

Notary Public

My Commission Expires: 9-10-19

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20160106950 DEEDWARR
Recvd: 12/06/16 08:55 2 pgs
Fees:13.00 Taxes:590.15
20161206-0127678

Property Owner & Address:	FREO Tennessee, LLC P. O. Box 4090 Scottsdale, AZ 85261
Tax Parcel No	165090A04700CO
Property Address:	1849 Lakewood Village Dr. Antioch, TN 37013
MAIL TAX BILLS TO:	FREO Tennessee, LLC P. O. Box 4090 Scottsdale, AZ 85261

STATE OF Tennessee
COUNTY OF Shelby

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $159,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Tracy Marlin
AFFIANT

SUBSCRIBED AND SWORN TO before me this 1st day of Dec., 2016.

Notary Public

My Commission Expires: 4-20-19

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