WARRANTY DEED

RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 290-4055
FILE NO. 16011599
TG: 4010193

B-BR-16-7217-T

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO ~~BEFORE~~ ME, THIS THE 9th DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 4-22-19

(AFFIX SEAL)

MELISSA T. MOORE
NOTARY PUBLIC
TENNESSEE
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, a Delaware Limited Liability Company	FREO Tennessee, LLC a Delaware Limited Liability Company	
(NAME)	(NAME)	**181-3-A-180.00CO**
P.O. Box 4090	PO Box 4090	
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85261	Scottsdale, 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, **BRYON M. GRIZZARD, UNMARRIED,** 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 in Davidson County, Tennessee, being Lot No. 180, Indian Creek Estates, Section Three, of record in Plat Book 9700, Page 817, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Bryon M. Grizzard, a single man, by Warranty Deed from Sherman C. Bowlds and Ann M. Bowlds, husband and wife, recorded March 7, 2012 in Instrument No. 20120307-0019985, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 817, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Boundary Plat of record in Plat Book 9700, Page 391, Register's Office for Davidson County, Tennessee.
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Book 10752, Page 553, amended in Book 11708, Page 575, Instrument Nos. 20000727-0074152, 20030509-0062505, 20050118-0006063, 20060523-0060562, 20070606-0067790, 20070606-0067791, 20140403-0027632 an 20160809-0082902,Register's Office for Rutherford County, Tennessee.
- Charter of HOA of record in Book 11031, Page 79, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 11033, Page 509, amended in Instrument No. 20000727-0074153, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 10729, Page 380, Register's Office for Davidson County, Tennessee.
- Easement for family cemetery for Richard J. Byrd and wife, their descendants and immediate families of record in Book 6549, Page 403, Register's Office for Davidson County, Tennessee.
- Conveyance of common areas to HOA of record in Book 11033, Page 519, Register's Office for Davidson County, Tennessee.
- Easement granted to United Telephone Company of record in Instrument No. 20000802-0076584, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7217 Santeelah Way, Antioch, Tennessee 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 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.

BILL GARRETT, Davidson County
Trans:T20160110263 DEEDWARR
Recvd: 12/15/16 10:46 2 pgs Warranty Deed
Fees:13.00 Taxes:925.00

20161215-0131575

Witness my/our hand(s) this the 9th DAY OF DECEMBER, 2016.

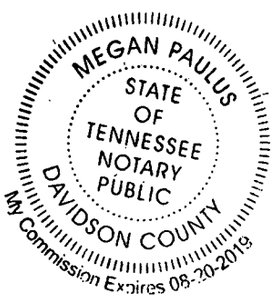
Bryon M. Grizzard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRYON M. GRIZZARD, 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 9th of December, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



~~RETURN TO~~:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212