BILL GARRETT, Davidson County
Trans:T20160114021 DEEDWARR
Recvd: 12/28/16 11:01 3 pgs
Fees:18.00 Taxes:695.60
20161228-0136231

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
FILE NO. 16011739
TG: 6119777

STATE OF TENNESSEE
COUNTY OF Shelby
The actual consideration or value, whichever is greater, for this transfer is $188,000.00.

Tracy Marlow
Affiant

Subscribed and sworn to before me, this 27th day of December, 2016.

Notary Public
My commission expires: 4-20-19

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

04-1611-56283

Address of New Owner:	Send Tax Bills to:	Tax Information:
FREO Tennessee LLC P.O. Box 4090 Scottsdale, AZ 85261	Same as new owner	164-10-0-A-048.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Edward F. Warpeha, individually and as Trustee of the Edward F. Warpeha Revocable Trust dated December 4, 2007**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **FREO Tennessee LLC, a Delaware Limited Liability Company**, hereinafter called the Grantees, their successors and 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. 161, on the Plan of Village One, Summerfield of record in Plat at Instrument No. 20000211-0014170, 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 Edward F. Warpeha Revocable Trust, dated 12/4/2007 from Edward F. Warpeha, a single man, dated 1/8/2008 and recorded 4/21/2008 of record in Instrument No. 20080421-0039892, Register's Office for Davidson County, Tennessee. Edward F. Warpeha joins in the execution of this deed in his individual capacity to address the error of the incorrect lot number having been identified in said deed of record in Instrument No. 20080421-0039892, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Edward F. Warpeha, unmarried, by deed from Federal National Mortgage Association a/k/a Fannie Mae dated 10/18/2007 and recorded 10/31/2007 of record in Instrument No. 20071031-0128087, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4204 Sandstone Drive, Antioch, TN 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 16th day of December, 2016.

Edward F Warpeha

Edward F Warpeha, Trustee of the Edward F. Warpeha Revocable Trust dated December 4, 2007

Edward F Warpeha

Edward F Warpeha

STATE OF CALIFORNIA
COUNTY OF ORANGE

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Edward F Warpeha, Trustee of the Edward F. Warpeha Revocable Trust dated December 4, 2007, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in their capacity and for the purposes therein contained.

Witness my hand in _____(city), _____(state), this ____ day of December, 2016.

SEE CA NOTARY CERTIFICATE
RG

_____
Notary Public at Large

My Commission Expires:

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Edward F Warpeha, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in _____(city), _____(state), this ____ day of December, 2016.

SEE CA NOTARY CERTIFICATE
RG

_____
Notary Public at Large

My Commission expires:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of ORANGE)

On DECEMBER 16 2016 before me, ANGELQUE FLANAGAN, NOTARY PUBLIC,
Date *Here Insert Name and Title of the Officer*

personally appeared EDWARD F. WARPEHA
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

ANGELQUE FLANAGAN
COMM. # 2114432
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
MY COMM. EXP. JUNE 8, 2019

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: WARRANTY DEED Document Date: 12/16/16
Number of Pages: 2 Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: EDWARD F. WARPEHA	Signer's Name:
☐ Corporate Officer — Title(s):	☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☒ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer Is Representing:	Signer Is Representing:

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