# WARRANTY DEED

RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
FILE NO. 11011303
TG: 0147974

BILL GARRETT, Davidson County
Trans: T20170005697 DEEDWARR
Recvd: 01/20/17 09:47 2 pgs
Fees: 13.00 Taxes: 784.40
20170120-0006411

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~Shelby~~ Pinellas

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,000.00

William E Pritchett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of January, 2017.

Notary Public

MY COMMISSION EXPIRES 07/01/2018 (AFFIX SEAL)

NOTARY PUBLIC STATE OF FLORIDA

Tiffany Sanford
State of Florida
My Commission Expires 07/01/2018
Commission No. FF 137843

THIS INSTRUMENT WAS PREPARED BY
Allegiance Title of Tennessee, LLC
278 Doug Warpoole Road, Ste 218
Smyrna, TN 37167

16002950

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| FREO Tennessee, LLC, a Delaware Limited Liability Company | FREO Tennessee, LLC | |
| (NAME) P.O. Box 4090 | (NAME) P.O. Box 4090 | 182 06 0A 396.00 |
| (ADDRESS) Scottsdale, AZ 85261 | (ADDRESS) Scottsdale, AZ 85261 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **William E. Pritchett and Julie F. Cresswell, husband and wife** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FREO Tennessee, LLC, a Delaware Limited Liability Company** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 333 on the Plan of Old Hickory Hills, Phase III, Section II of record in Instrument Number 20070516-0058484, 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 William E. Pritchett, unmarried by Quitclaim Deed of record in Instrument Number 20141126-0109396, dated November 24, 2014 and recorded November 26, 2014, in the Register's Office of Davidson County, Tennessee.**

**Julie F. Cresswell joins in this conveyance to relinquish any rights he/she may have in and to the property herein described by virtue of his/her marriage to William E. Pritchett.**

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Improved Property known as: **9036 Ristau Drive, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 our hands this 6 day of January, 2017.

William E. Pritchett

Julie F. Cresswell

STATE OF FLORIDA
COUNTY OF Pinellas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William E. Pritchett and Julie F. Cresswell the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 6th day of January, 2017.

Commission expires: 07/01/2018

NOTARY PUBLIC STATE OF FLORIDA

Tiffany Sanford
State of Florida
My Commission Expires 07/01/2018
Commission No. FF 137843

Notary Public

~~RETURN TO~~:

**ALLEGIANCE TITLE OF TENNESSEE, LLC**
**278 DOUG WARPOOLE ROAD, STE 218**
**SMYRNA, TN 37167**