WARRANTY DEED

RETURN TO
Realty Title
8525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
FILE NO. 1401Title
TG:0162285

Y-KW-16-6005-T

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Shelby

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

Tracy Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF JANUARY, 2017.

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, a Delaware Limited Liability Company	**FREO Tennessee, LLC**	
(NAME)	(NAME)	
PO Box 4090	**P.O. Box 4090**	**172-12-0A-045.00-CO**
(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, **YUNHAN GWO AND WIFE, PEICHEN CHEN,** 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. 56 on the Plan of Section One, Bradford Hills, R-15 Residential P.U.D., (formerly Gillespie Meadows) of record in Plat Book 7900, Page (s) 110 through 112, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 56 fronts 78.27 feet on the Southerly margin of Bradford Hills Drive and extends back 147.40 feet on the broken Easterly line and 124.02 feet on the Westerly line to a dead line in the rear measuring 24.22 feet thereon.

Being the same property conveyed to Yunhan Gwo and wife, Peichen Chen by Warranty deed from Pauline Lucht of record in Instrument No. 20111025-0082762 Register's Office for Davidson County, Tennessee, dated October 20, 2011 and recorded on October 25, 2011.

This conveyance is subject to:
- P. U. D. Boundary record in Plat Book 7900, Page 6, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 7900, Pages 110 through 112, inclusive, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 8069, Page 170, Book 8071, Page 531, Book 8377, Pages 769 and 808, and Book 10208, Pages 940 and 781, Register's Office for Davidson County, Tennessee.
- Bylaws of record in Book 8071, Page 531, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 8071, Page 520, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 8292, Page 753, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Open Space of record in Book 8154, Page 304, and Book 9779, Page 672, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 8377, Pages 769 and 808, and in Book 10208, Pages 940 and 781, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer and/or Storm Drainage of record in Book 7690, Page 260, in the Register's Office for Davidson County, Tennessee.
- Easement to Southern Bell & Telegraph of record in Book 1113, Page 606 and Book 1318, page 441, in the 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: **6005 Bradford Hills Drive, Nashville, Tennessee 37211**.

BILL GARRETT, Davidson County
Trans:T20170007198 DEEDWARR
Recvd: 01/25/17 11:11 2 pgs
Fees:13.00 Taxes:925.00

20170125-0008125

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 20th DAY OF JANUARY, 2017.

Yunhan Gwo

Peichen Chen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, YUNHAN GWO, 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 20th of January, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PEICHEN CHEN, 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 20th of January, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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Nashville, TN 37212