BILL GARRETT, Davidson County
Trans: T20170017198 DEEDWARR
Recvd: 02/28/17 09:52 2 pgs
Fees: 13.00 Taxes: 658.60
20170228-0019650

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203

File No.: E17-5349

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Shelby

The actual consideration or value, whichever is greater, for this transfer is $178,000.00

Affiant

Subscribed and sworn to before me, this the 22nd day of February, 2017.

Notary Public

My Commission Expires: 4-20-19

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

RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
FILE NO. M010028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
FREO Tennessee, LLC, a Delaware Limited Liability Company P.O. Box 4090 Scottsdale, AZ 85261	New Owner	176050B03800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Dennis K. Hudson and Hazel P. Hudson, 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. 133 on the Plan of Hickory Woods Estates, Section C, a Planned Unit Development of record in Plat Book 6900, Pages 885-887, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the Land.

Being the same property conveyed to Dennis K. Hudson and wife, Hazel P. Hudson by Warranty Deed from The Menex Group, Inc., as Trustee for Wildgrove Land Trust, recorded on the 20th day of July, 2004, in Instrument Number 20040720-0086136, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 6404 Wildgrove Dr., Antioch, TN 37013

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of February, 2017.

Dennis K. Hudson

Hazel P. Hudson

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Dennis K. Hudson and Hazel P. Hudson**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of February, 2017.

RACHEL ODOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public
My Commission expires:
5-19-2020