RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 280-4085
FILE NO. 1711017
TG: 1023284

BILL GARRETT, Davidson County
Trans: T20170025494 DEEDWARR
Recvd: 03/27/17 10:18 2 pgs
Fees: 13.00 Taxes: 758.50
20170327-0029446

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Shelby

The actual consideration or value, whichever is greater, for this transfer is $205,000.00

Affiant

Subscribed and sworn to before me, this 24th day of March, 2017.

Notary Public

My commission expires: 4-20-19

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

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
FREO Tennesse, LLC	**FREO Tennessee, LLC**	**164130A05100CO**
PO Box 4090	**PO Box 4090**	
Scottsdale, AZ 85261	**Scottsdale, AZ 85261**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Michael Ray Carle, Sr. and Meria Rong Rong Carle, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

FREO Tennesse, 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. 40, Treehaven, Phase Three, as shown on plat of record in Instrument No. 20040913-0110149, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Michael Ray Carle, Sr. and Meria Rong Rong Carle, husband and wife, from Capitol Homes Inc., a Tennessee Corporation, by Warranty Deed dated September 21, 2006, of record in Instrument No. 20061004-0123049, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All matters as shown on the plat of record in Instrument No. 20040913-0110149, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

Restrictions of record in Book 11588, page 484, book 11669, page 376, Book 10774, page 945, Instrument No. 20010308-0021946, Instrument No. 20010504-0046260, Instrument No. 20030527-0071168, said Register's Office.

Bylaws of record in Book 11648, page 662, Instrument No. 20010504-0046261, said Register's Office.

Charter of record in Book 11648, page 660, and Instrument No. 20010326-0028531, said Register's Office.

Easements of record in Book 1141, page 327, Instrument No. 20000913-0091247, Instrument No. 20000913-0091248, Instrument No. 20000913-0091249, and Instrument No. 20000809-0079074, Instrument No. 20031028-0158502, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 4012 Shadowbrook Trail, 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 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 in 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 my/our hand(s) this 23 day of March, 2017.

Michael Ray Carle, Sr.

Meria Rong Rong Carle

Meria Rong Rong Carle

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Michael Ray Carle, Sr. and Meria Rong Rong Carle, the within named Grantor(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, at office, this 23 day of March, 2017.

KEVIN CRISWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Notary Public

My Commission Expires: 12-29-19