THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: E17-5397

RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
FILE NO. 17110023
TG: 6250190

STATE OF TENNESSEE
COUNTY OF Shelby

The actual consideration or value, whichever is greater, for this transfer is $193,500.00

Affiant

Subscribed and sworn to before me, this the 3rd day of April, 2017.

Notary Public
My Commission Expires: 4-20-19

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

BILL GARRETT, Davidson County
Trans: T20170028677 DEEDWARR
Recvd: 04/05/17 10:24 2 pgs
Fees: 13.00 Taxes: 715.95
20170405-0033281

This instrument was prepared from information supplied by the parties. No independent title examination or survey has been performed by Preparer and Midtown Title, LLC shall not be responsible for any matter that could have been resolved by a title examination or survey.

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
FREO Tennessee, LLC P.O. Box 4090 Scottsdale, AZ 85261	NEW OWNER	151-09-0B-126.00

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, **Tardricka Hughes and Jason Hughes, wife and husband**, 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. 123, on the plan of Final Plat, Lakeside Cove at Percy Priest, Phase 2, as shown on plat of record in Instrument No. 20051102-0132676, in the Register's Office of Davidson County, Tennessee, to which plat reference is made for a more particular description of said property.

Being the same property conveyed to Tardricka Hughes and husband, Jason Hughes by Warranty Deed from Centex Homes, a Nevada General Partnership, recorded on November 28th, 2006 in Instrument #20061128-0146633, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 5576 Dory Drive, 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 31st day of March, 2017.

Tardricka Hughes

Tardricka Hughes

Jason Hughes

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Tardricka Hughes and Jason Hughes**, 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 31st day of March, 2017.

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

Amanda Vaughn
Notary Public
My Commission expires:
5/5/2020