BILL GARRETT, Davidson County
Trans:T20170030890 DEEDWARR
Recvd: 04/12/17 11:40 2 pgs
Fees:13.00 Taxes:684.50

20170412-0035808

Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF SHELBY
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$185,000.00 Tracy Martin
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|6th day of April, 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
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FREO Tennessee, LLC P.O. Box 4090 Scottsdale, AZ 85261 (480)588-6121	New Owner	151-09-0B-121.00 CO

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 acknowledged, we,

Jerry H. Fowler and wife, Kathy J. Fowler

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 118 on the plan of Lakeside Cove at Percy Priest, Phase 2, of record in Instrument Number 20051102-0132676, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Jerry H. Fowler and wife, Kathy J. Fowler by Deed from Ryan Sanford and wife, Lee Anne Sanford dated October 21, 2011 of record in Instrument Number 20111025-0082946, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2017 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Instrument Number 20051102-0132676, Register 's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Instrument Number 20041105-0133677, Register's Office for Davidson County, Tennessee
4) Property is subject to a Water Line Easement to the Metropolitan Government of record in Book 8175, Page 783, said Register's Office.
5) Property is subject to Easement's for Transmission Lines to the USA of record in Book 2336, Page 614 and Book 4428, Page 571, said Register's Office.
6) Property is subject to a Stormwater Detention Agreement in Instrument No. 20050419—0043678, said Register's Office.
7) Property is subject to a conveyance for Common Elements, Open Space and Common Area of record in Instrument Number 20100219-0012873, said Register's Office.
8) Property is subject to a Maintenance Agreement of record in Instrument No. 20050419-0043678, said Register's Office.
9) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **5064 Smith Springs Parkway, Antioch, TN 37013**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 hand(s) this 5 day of April, 2017.

Jerry H. Fowler

Kathy J. Fowler

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Jerry H. Fowler and Kathy J. Fowler, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of April, 2017.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

PLEASE RETURN TO:
Realty Title & Escrow
6525 Quail Hollow, Suite 115
Memphis, TN 38120
RT: 17110025
TG: 4254401