RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
FILE NO. 17110468

TG: 0535916
Mibca No. 235895

This instrument prepared by ~~& return to~~: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 13th day of September, 2017, by and between Chitquita V Ward, an unmarried woman, party of the first part, and FREO Tennessee, LLC, a Delaware limited liability company, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 51 ON THE PLAN OF LAKEWOOD VILLAGE, SECTION ONE OF RECORD IN PLAT BOOK 9700, PAGE 555, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

Being all or part of the same property conveyed to Chitquita V. Ward by virtue of that certain CASH Deed dated April 30, 2010, and being of record at Instrument No. 20100505-0034068 and Deed of Correction at Instrument No. 20100624-0049315 in the Register's Office of Davidson County, Tennessee.

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), its heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and subject to Restrictions of record in Book 10753, page 41, Book 11425, page 410, and in Book 11512, page 714, said Register's Office and subject to Easements of record in Book 11435, page 411, said Register's Office and subject to Charter of record in Book 11421, page 342, said Register's Office; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), its heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

Bill Garrett Davidson County
Batch# 6007 DEEDWARR
09/29/2017 12:59:15 PM 2 pgs
Fees: $13.00 Taxes: $818.62

20170929-0099899

WITNESS the signature of the party of the first part the day and year first above written.

Chitquita V. Ward

Chitquita V Ward

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Chitquita V Ward with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of September, 2017.

Notary Public

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

My Commission Expires: _____

Property Owner & Address:	FREO Tennessee, LLC, a Delaware limited liability company P. O. Box 4090 Scottsdale, AZ 85261
Tax Parcel No	165090A01500CO
Property Address:	1917 Port James Circle Antioch, TN 37013
MAIL TAX BILLS TO:	FREO Tennessee, LLC P. O. Box 4090 Scottsdale, AZ 85260

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $221,250.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 13th day of September, 2017.

Notary Public

My Commission Expires: Sept. 16, 2018

LINDA A. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. SEPT. 16, 2018