THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
FILE NO. T110520
TG: 0555094
Antioch No: 237015

ADDRESS NEW OWNER
FREO Tennessee, LLC
P.O. Box 4090
Scottsdale, AZ 85261

SEND TAX BILLS
Owner

MAP-PARCEL:
164 08 0 C 040.00 CO

Bill Garrett Davidson County
Batch# 6013 DEEDWARR
09/29/2017 01:11:16 PM 2 pgs
Fees: $13.00 Taxes: $850.63
20170929-0099909

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($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, I/we, **Sterling Lance and wife, Vicki Lance,** 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:

Being Lot No. 116 on the Plan of Final Plat, Section One, Hamilton Chase, as shown by plat appearing of record in Instrument Number 20051025-0128977, corrected at Instrument Number 20051031-0131297 and 20051031-0131368, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sterling Lance, a married man, by deed from Greenvale Construction, LLC, a Tennessee Limited Liability Company, dated July 14, 2006, of record in Instrument No. 200608020094111, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Instrument No. 200507280087946, amended in Instrument No. 200510310131315; Road and Sewer Agreement in Instrument No. 200404160043248; Stormwater Detention Agreement in Instrument No. 200401020000420; Charter of Hamilton Chase HOA in Instrument No. 200609140113689; Conveyance of Easement to Tennessee Telephone Co. in Instrument No. 200607070081733; easements, covenants conditions and all matters and notes as shown on the plan of record in Instrument No. 200510250128977, Certificates of Correction in Instrument No. 200510310131297 and Instrument No. 200510310131368, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the grantee.

This is improved property known as **3748 Grace Falls Drive 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 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 hands this 20th day of September, 2017.

Sterling Lance

Vicki Lance

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Sterling Lance and Vicki Lance, the bargainor(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 and official seal this 20th day of September, 2017.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1.7.20

STATE OF Tennessee
COUNTY OF ~~Wilson~~ Shelby

The actual consideration or value, whichever is greater for this transfer is $229,900.00.

AFFIANT

Subscribed and sworn to before me this 20th day of September, 2017.

NOTARY PUBLIC

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

My Commission Expires: Sept. 16, 2018