# WARRANTY DEED

**RETURN TO**
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
RT File No. 18110020
TG File No. 6769807
Tribeca No. 272139

Bill Garrett Davidson County
Batch# 60218 **DEEDWARR**
02/20/2018 10:22:07 AM 2 pgs
Fees: $13.00 Taxes: $934.25

20180220-0015794

STATE OF Tennessee
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF FEBRUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: Sept. 16, 2018
(AFFIX SEAL)

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

**THIS INSTRUMENT WAS PREPARED BY**
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF18-010089

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| FREO Tennessee, LLC, a Delaware Limited Liability Company | FREO Tennessee, LLC, a Delaware Limited Liability Company | |
| (NAME) P.O. Box 4090 | (NAME) P.O. Box 4090 | 182-06-0A-336.00-CO |
| (ADDRESS) Scottsdale, AZ 85261 | (ADDRESS) Scottsdale, AZ 85261 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FIFTY-TWO THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($252,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ASHLEY JAEGER AND MICHAEL JAEGER, 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:

Being Lot No. 273, on the Final Plat for Cluster Lot Subdivision, Old Hickory Hills, Phase Three, Section Two, as the same appears of record in Instrument No. 20070516- 0058484, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Ashley Jaeger and Michael Jaeger, wife and husband by Warranty deed from Greenvale Construction, LLC, a Tennessee limited liability company of record in Instrument No. 20080605-0057745 Register's Office for Davidson County, Tennessee, dated May 23, 2008 and recorded on June 05, 2008.

(Value of consideration shown in aforementioned deed $190,000.00.)

Being also known as 8924 Ristau Ct Antioch, Tennessee 37013.

THIS CONVEYANCE IS MADE SUBJECT TO: ; further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 8924 Ristau Ct, Antioch, TN 37013
(House No.) (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 my/our hand(s) this the 15th day of February, 2018

Ashley Jaeger

Michael Jaeger

STATE OF Tennessee
COUNTY OF Williamson

On this 15th day of February, 2018, before me personally appeared Ashley Jaeger and Michael Jaeger, wife and husband to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 15th day of February, 2018

Commission Expires: 3/22/18

Notary Public

PAMELA JO SMITHSON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY