Karen Johnson Davidson County
Batch# 211770 DEEDWARR
03/29/2019 02:25:55 PM 2 pgs
Fees: $13.00 Taxes: $805.68
20190329-0028712

Prepared By & Return To:
Realty Title
6525 Quail Hollow Road #115
Memphis, Tennessee 38120
(901)260-4055
RT File No: 19110084
TG: 7481609
Tribeca No. 310022

WARRANTY DEED

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Carine Ndinda, and unmarried woman,** ("Grantor"), has this day bargained and sold and by these presents does bargain, sell, transfer and convey unto **FREO Progress, LLC , a Delaware Limited Liability Company** ("Grantee") the following described property being situated in Davidson County, TN, to wit:

Land in Davidson County, Tennessee, being all of Lot 12 on the Plan of Section Two, Lakewood Village, RS10 Residential P.U.D., of record in Plat Instrument No. 200002150015148, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Derivation Clause: Said property being one and the same property conveyed to Grantor herein by way of **Warranty Deed** of record at **Instrument Number 20160727-00770072** in the Register's Office of Davidson, Tennessee;

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his heirs, successors and assigns in fee simple forever. Grantor covenants that Grantor is lawfully seized and possessed of said real estate; Grantor has full power and lawful authority to sell and convey the same; the title thereto is free, clear and unencumbered except as to: (1) permitted encumbrances listed below; (2) zoning; (3) setback requirements and general utility, sewer, and drainage easements of record; (4) subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (5) applicable property taxes which are not yet due and payable; and Grantor will forever warrant and defend the same against the claims of all persons whomsoever.

Permitted encumbrances: Subdivision Restrictions, Building Lines & Easements of record at: Instrument No. 200002150015148; Declaration of Covenants, Conditions & Restrictions of record at: Book 10753, Page 41; Amended at Book 11425, Page 410; Book 11512, Page 714; Charter of Lakewood Village Homeowners' Association, Inc of record at Book 11421, Page 342, all in the Said Register's Office.

The words Grantor and Grantee shall include the plural where appropriate and, along with pronouns used herein, shall be construed according to their proper gender and number according to the context thereof.

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IN WITNESS WHEREOF, Grantor has executed this instrument to be effective the 27 day of March, 2019.

Carine Ndinda

Carine Ndinda

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for said State and County, Carine Ndinda, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of March, 2019.

Notary Public

My Commission Expires: 5/6/2019

(SEAL)

JOHN FARAG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Owner Name and Address:
FREO Progress, LLC
P.O. Box 4090
Scottsdale, AZ 85261

Property Address:
1004 Dupree Point Dr.
Antioch, TN 37013

Send Tax Bills To:
FREO Progress, LLC
P.O. Box 4090
Scottsdale, AZ 85261

Tax Parcel ID Number:
165 090 A 034.00 CO

Valuation Affidavit:
I hereby swear or affirm that to the best of my knowledge, information and belief, that the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $ 217,750.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Linda A. Tracy
Affiant

Subscribed and sworn to before me this 28th day of March, 2019.

Notary Public

My Commission Expires: 1-14-23

TRACY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
My Commission Expires January 14, 2023

File No. 19110084

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