Karen Johnson Davidson County
Batch# 243633 DEEDWARR
06/17/2019 08:37:29 AM 2 pgs
Fees: $13.00 Taxes: $784.40
20190617-0057653

This instrument prepared by:
Martha Brooke Perry, Attorney
Balthrop, Perry, & Noe, PLLC
102 Boyd St, PO Box 82
Ashland City, TN 37015

James Robert Price

TO: FREO Progress, LLC
PO Box 4090
Scottsdale, AZ 85261

MAP & PARCEL:
042-16-0-A-018.00 CO

SEND TAX BILLS TO: SAME
RETURN DEED TO: Realty Title & Escrow
6525 Quail Hollow, Suite 115
Memphis, TN 38120

Phone: (901) 260-4055
File No. 19110274
TG: 7645215

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, James Robert Price, married, Grantor herein; have bargained and sold and by these presents do convey unto FREO Progress, LLC, a Delaware limited liability company, Grantee herein, its successors and assigns, the following described property:

> Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Hickory Chase Subdivision, of record in Book 7900, Page 973, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to James Robert Price by Warranty Deed from Budi Hardadi and wife, Chendhy Tauriza dated May 12, 2009 of record as Instrument No. 20090512-0043600, Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to the lien of 2019 Davidson County property taxes which have been prorated and payment of which is assumed by grantee herein. This conveyance is also subject to all other matters of record.
>
> This is improved property known as 306 Hickory Chase Ct, Madison, TN 37115 and this is the same description as the prior deed of record.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantee, its successors and assigns forever. I do covenant with Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. I do further covenant and bind myself and my heirs and representatives to warrant and forever defend the title unto said real property unto the Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

The grantor herein further warrants and covenants that the above described property does not constitute any part of her homestead and that full and adequate consideration has been paid.

IN WITNESS WHEREOF, I have hereunto set my hand, this the 5th day of May, 2019.

James Robert Price

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **James Robert Price**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 5th day of May, 2019.

NOTARY PUBLIC

My commission expires: 7/17/21

MARTHA BROOKE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF Shelby

The actual consideration or value, whichever is greater, for this transfer is $212,000.00.

Affiant

SWORN to and subscribed before me,
this the 6th day of June, 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

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE PARTIES. NO TITLE SEARCH WAS PERFORMED IN CONNECTION WITH THIS INSTRUMENT AND THUS NO OPINION, ADVICE, OR WARRANTY AS TO THE STATUS OF TITLE IS MADE BY THE PREPARER.