Karen Johnson Davidson County
Batch# 383871 DEEDWARR
04/09/2020 11:59:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20200409-0037671

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd day of April, 2020.

MICHAEL B. WOODIS STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires DEC. 5, 2020

Notary Public
Commission Expiration: 12.05.2020

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
FREO Progress, LLC, a Delaware limited liability company P.O. Box 4090 Scottsdale, AZ 85261	SAME AS NEW OWNER.	-87-2- 0- 001.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Seth N. Presnell and Tracey Rae Presnell, husband and wife**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FREO Progress, 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:

Property known as 4200 New Hope Meadow Rd. Hermitage, TN 37076, County of Davidson

A certain Tract or Parcel of Land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of New Hope Meadows-Phase I, First Revision of record in Plat Book 6900, Page 653, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Seth N. Presnell and Tracey Rae Presnell, husband and wife by Warranty deed from Nathan R. James and wife, Carla D. James of record in Instrument No. 20140505-0037971 Register's Office for Davidson County, Tennessee, dated April 29, 2014 and recorded on May 05, 2014.

Tax Map and Parcel ID is as follows 87-2- O- 001.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 4200 New Hope Meadow Rd., Hermitage, TN 37076

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 hand this 3rd day of April, 2020.

Seth N. Presnell

Tracey Rae Presnell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of April, 2020, before me personally appeared **Seth N. Presnell and Tracey Rae Presnell, husband and wife**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 3rd day of April, 2020.

MICHAEL B. WOODIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires DEC. 5, 2020

Notary Public
Commission Expiration: 12.05.2020

True Copy Certification

I, Danielle Chandler, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

State of Tennessee

County of Williamson

Personally appeared before me, Meaghan G. Spruill (name of notary), a notary public for this county and state, Danielle Chandler (name of person making certification) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My commission Expires: 09/30/2021

Notary Seal (if on paper)

MEAGHAN G. SPRUILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER