WARRANTY DEED

BOOK 11583 PAGE 853

TCB-ETCF-99-1967

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 128,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
16th DAY OF JULY 19 99

NOTARY PUBLIC
AT
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ALYSON M. SNEED NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 27, 1999

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
155 Franklin Rd., Suite 150, Brentwood, TN 37027
1885-B Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandon J. Betz	Sebring Capital Corporation	102
(NAME)	(NAME)	
431 Wilclay Drive	4000 International Pkwy, Ste.3000	4
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209	Carrollton, TX 75007	136
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Van Christian and wife, Stephanie M. Christian

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brandon J. Betz and wife, Tonya M. Betz, married

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. 836 on the Plan of Charlotte Park, Section 22, as of record in Plat Book 3700, Pages 67 and 68, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Van Christian by deed from Hazel Dugan, by and through Michael Dugan and Donna Dugan, Co-Conservators pursuant to Order of Probate Court for Nashville and Davidson County, Tennessee, of record in Deed Book 11079, Page 217, Register's Office for said County; Being the same property conveyed to O. B. Dugan and wife, Hazel S. Dugan by deed from Robert E. Margo and wife, Ruby C. Margo, of record in Book 4589, Page 472, Register's Office for said County. The said O. B. Dugan having since died, Conveyance made pursuant to Order of Probate Court for Davidson County, Tennessee, Docket No. 96P-1080, authorizing Michael Dugan and Donna Dugan to executed on behalf of Hazel Dugan as her Co-Conservators.

This conveyance is subject to any and all existing easements and restrictions of record.

99 JUL 22 PM 2:12

RECEIVED FOR RECORD
06114736
TENNESSEE REAL ESTATE TRANSFER
$ 614.40

unimproved ( )
This is improved (X) property, known as 431 Wilclay Drive, Nashville, Tennessee 37209
(House Number) (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 our hand s this 16th day of July, 19 99

Van Christian

Stephanie M. Christian

STATE OF TENNESSEE
COUNTY OF DAVIDSON

,Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Van Christian and wife, Stephanie M. Christian

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 16th day of July, 19 99.

Commission expires

ALYSON M. SNEED NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared

My Commission Expires NOV. 27, 1999

and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such, and attesting the same by the said as such.

Witness my hand and official seal at office at on this the day of 19 .

My commission expires

Notary Public

BOOK 11583 PAGE 854

RETURN TO:
TITLE CONNECTION, INC.

☐ 1885-B Ft. Campbell Boulevard
Clarksville, Tennessee 37042

☒ 155 Franklin Road, Suite 150
Brentwood, Tennessee 37027

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11583 PAGE 855

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0614732

99 JUL 22 PM 1:12

DATE

	125000.00
CO TX	472.50
PRFEE	1.00
MISC	9.00
CFEE	2.00
TOTAL	484.50
CHECK	484.50

07/22/99 13:16 3001 5750

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1494049