WARRANTY DEED

TCB-ETCF-00-6016

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF March, 2000

Notary Public

MY COMMISSION EXPIRES: 9-28-2002
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
CINDY FREDRICKSON
DAVIDSON COUNTY, TENNESSEE
My Commission Expires SEPT. 28, 2002

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW

761 Old Hickory Blvd., Suite 103, Brentwood, TN 37027 — 1885-B Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ernest Simms (NAME)	Sebring Capital Corporation (NAME)	107
923 Kipling Drive (ADDRESS)	4000 International Pkwy, Ste.3000 (ADDRESS)	14
Nashville, Tennessee 37217 (CITY) (STATE) (ZIP)	Carrollton, TX 75007 (CITY) (STATE) (ZIP)	68

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, Craig J. Chantos and wife, Donna J. Chantos

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ernest Simms and wife, Debra Simms

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. 159 on the Plan of Miro Meadows, as of record in Book 1424, Page 94, 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 the within named grantors by deed of even date, which instrument is being recorded simultaneously herewith.

Being the same property conveyed to Craig J. Chantos and wife, Donna J. Chantos by deed from Glenda Garriott, unmarried of record in Deed Book 9639, page 436, Register's Office for said County.

Deed of Trust to be executed by Ernest L. Simms and wife, Debra K. Simms to Sebring Capital Corporation securing the land described in Schedule A herein.

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

Instr:200003290031644 Page: 1 OF 2
REC'D FOR REC 03/29/2000 2:44:02PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $225.33

unimproved ( )
This is improved (X) property, known as 923 Kipling Drive, Nashville, Tennessee 37217
(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 March, 2000

Craig J. Chantos

Donna J. Chantos

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 Craig J. Chantos and wife, Donna J. Chantos

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 March, 2000.

Commission expires 9-28-2002

Notary Public

STATE OF TENNESSEE
COUNTY OF

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

My commission expires _____

_____
Notary Public

RETURN TO:
TITLE CONNECTION, INC.

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

☐ 761 Old Hickory Blvd., Suite 103
Brentwood, Tennessee 37027