Instr:200006060056571 Page: 1 OF 2
REC'D FOR REC 06/06/2000 3:40:53PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $288.23

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE AGTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,000.00

Affiant

Subscribed and sworn to before me, this 2nd DAY OF June, 2000.

Notary Public

MY COMMISSION EXPIRES: 3/23/02
(AFFIX SEAL)

LAURA GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR 23 2002

N-SKYE-00-0964

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tina D. Martin	Sebring Capital Corporation	
622 Poplar Place Unit 86 (ADDRESS)	4000 International Parkway Suite 3000 (ADDRESS)	61-05-A-60
Nashville, Tennessee 37216 (CITY) (STATE) (ZIP)	Carrollton, Texas 75007 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we WALTER E. SWEAT AND PATRICIA ANN SWEAT AND JUAN D. CLAYBROOKS, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto TINA D. MARTIN, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit 86 on the plan of Poplar Glen, Condominium Site Plan, Phase III, of record in Book 6900, Page 826, Register's Office for said county and to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Juan D. Claybrooks, a one-half interest and to Patricia Ann Sweat and spouse, Walter E. Sweat, a one-half interest as tenants by the entireties, the half interests, as they relate to one another, to be held in joint tenancy with rights of survivorship, and filed for record on October 24, 1995, in Book 9836, page 380, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 622 Poplar Place Unit 86, Nashville, Tennessee 37216
(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 my/our hand(s) this 2nd day of June, 2000.

Walter E. Sweat

Patricia Ann Sweat

Juan D Claybrooks
JUAN D CLAYBROOKS

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, and Juan O. Claybrooks, a Notary Public in and for said County and State, the within named Walter E. Sweat and Patricia Ann Sweat, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 2nd day of June, 2000.

My Commission Expires: 3/23/02

Notary Public

My Commision Expires 3/23/02

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State 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 _____.

Witness my hand and official seal at office at _____ on this the 2nd day of June, 2000.

My Commission Expires _____

_____
Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☒ 2000 Glen Echo Road, Suite 209
Nashville, Tennessee 37215

☐ 4733 Andrew Jackson Parkway, Suite 1-C
Hermitage, Tennessee 37076

☐ 224 Old Hickory Boulevard, Suite B
Nashville, Tennessee 37221

☐ 1770 Kirby Parkway, Suite 207
Forum Building III
Memphis, Tennessee 38138