Bap 1

WARRANTY DEED

Instr:200007270074050 Page: 1 OF 2
REC'D FOR REC 07/27/2000 8:33:19AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $431.05

STATE OF TENNESSEE
COUNTY OF ~~HAMILTON~~ ~~RUTHERFORD~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JULY, 2000.

Notary Public

MY COMMISSION EXPIRES: February 18, 2001.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Ellis Jr.	**Sebring Capital Corporation**	**150-5-49**
(NAME)	(NAME)	
432 Owendale Drive	**4000 International Parkway, #3000**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Carrollton, TX 75007**	
(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, Gary D. Foote and Jennifer A. Foote, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Ellis Jr. and spouse Beverly Ward, 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:

Land in Davidson County, Tennessee, being Lot No.207 on the Plan of Cherry Hills, Section 2 of record in Plat Book 3700, Page 143, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Gary D. Foote Jennifer A. Foote by deed of record in Book 10152, Page 756, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Gary D. Foote and Jennifer A. Foote by Carolyn Adcock as their Attorney-In-Fact pursuant to Power of Attorney being recorded simultaneously herewith, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **432 Owendale Drive, Antioch, TN 37013**

(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 25th day of July, 2000.

Gary D. Foote

Jennifer A. Foote

State of Tennessee County of Davidson

On this 25th day of July, 2000 before me personally appeared Carolyn Adcock, the person who executed the foregoing instrument on behalf of Gary D. Foote and Jennifer A. Foote, and acknowledged that she executed the same as the free act and deed of the said Gary D. Foote and Jennifer A. Foote, through Power of Attorney granted Carolyn Adcock, by the said Gary D. Foote and Jennifer A. Foote.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of July 2000

Notary Public

Commission Expires: 2-18-01

