WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF SEPTEMBER, 2001.

Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

GAIL C. VICTORY NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES JAN. 25, 2003 DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erica Watkins	Sebring Capital Corporation	60-2-161
(NAME)	(NAME)	
3006 Creekwood Drive	4000 International Pkwy. Ste 3000	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207	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, George S. Dulin,* HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Erica Watkins unmarried, 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:

*unmarried

Land in Davidson County, Tennessee, being Lot No. 147 on the Plan of Parkwood Estates, Section 1, of record in Book 2900, page 119, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description of said lot.

Being the same property conveyed to George S. Dulin, by deed of record in Book 9318, Page 683, Register's Office for Davidson County, Tennessee.

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

unimproved ☐
This is improved ☒ property, known as 3006 Creekwood Drive, Nashville, TN 37207
(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.

RECORD AND RETURN TO:
Nations Title Agency
5214 Maryland Way, Suite 208
Brentwood, TN 37027
01TN01200

Davidson County DEEDWARR
Recvd: 10/02/01 09:23 2pgs
Fees:13.00 Taxes:259.00

20011002-0106045

Witness my/our hand(s) this 25th day of September, 2001.

George S. Dulin

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 George S. Dulin with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25th day of September, 2001.

Commission expires: May 26, 2002

Elizabeth E. Triplett, Notary Public



