WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH. DAY OF NOVEMBER, 2001.

Notary Public

MY COMMISSION EXPIRES: July 20, 2003.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 12/06/01 10:01 2pgs
Fees:13.00 Taxes:591.63

20011206-0134361

THIS INSTRUMENT WAS PREPARED BY
Title Connection, Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Darryl T. Spann	Sebring Capital Corporation	149
(NAME) 1517 Overcreek	(NAME) 4000 International Parkway	12-O-B
(ADDRESS) Nashville, Tennessee 37217	(ADDRESS) Carrollton, TX 75007	043
(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, **A. David Taylor and wife, Catherine P. Taylor**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Darryl T. Spann**, 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. 43, on the final plat of Forest Cove, Phase 2, as shown by plat of record in Plat Book 9700, page 976 & 977, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to A. David Taylor and wife, Catherine P. Taylor by deed dated 1/26/0 and recorded 1/30/01 under Instrument No. 20010130-0009006, Register's Office for Davidson County, Tennessee

Restrictive Covenants of record in Deed Book 11149, Page 641, and in Book 11313, Page 436, Register's Office of said County. This policy insures that said covenants have not been violated to date and any future violation thereof will not result in a forfeiture or reversion of title.

Easement as shown of record in Deed Book 437, Page 21, and in Book 2244 Page 13, and in Book 3463, Page 126, and in Book 3852, Page 679, Register's Office for said County.

Charter in Book 11595, Page 877, Registers Office for Said County.

Dedication of Common Areas in Instrument # 20000407035201, Registers Office for Said County.

Subject to all matters as set forth per Plat Book 9700, Page 976 and 977, Register's Office of said County.

unimproved ☐

This is improved ☒ property, known as 1517 Overcreek Drive, Nashville, TN 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 my/our hand(s) this 9th day of November, 2001.

A. David Taylor

Catherine P. Taylor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE ME, the undersigned Notary Public in and for said County and State, personally appeared A. David Taylor and wife, Catherine P. Taylor, with whom I am personally acquainted or whose identity has been proved by satisfactory evidence, and who, under oath, acknowledge that they executed the foregoing instrument for the purposes therein contained and did so as their free act and deed.

Witness my hand and official seal on this the 9th day of November, 2001.

NOTARY PUBLIC

My Commission Expires: 7/20/2003

NOTARY PUBLIC AT LARGE

File Number: 12110090

RETURN TO:

Title Connection , Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, Tennessee 37027