Davidson County DEEDWARR
Recvd: 02/05/02 12:07 2pgs
Fees:13.00 Taxes:140.60

20020205-0015841

WARRANTY DEED

N-AMERI-01-0110

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$38,000.00~~

Affiant

Subscribed and sworn to before me, this 31st DAY OF January, 2002.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) My Commission Expires SEP. 25, 2004

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE AND ESCROW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Vincent Smith	Sebring Capital Corp	
1005 11th Ave North	(NAME) 4000 Intern Pkwy St 3000	081-16-0 566.00
(ADDRESS) Nashville, Tennessee 37208	(ADDRESS) Carrolltown, TX 75007	
(CITY) (STATE) (ZIP)	(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 LARRY SHELTON, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto VINCENT SMITH, 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 tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Being Lot Numbered "four" (4) in the subdivision of the Narcisse Smith Property, Plan not of record, and known as 1005 11th Avenue North, Nashville, Tennessee, and described as follows:

Beginning on the westerly margin of 11th Avenue North, formerly Cumberland Street, 60 feet northerly from the northerly margin of Jackson Street, being the corner of Lots No. 3 and 4; thence with the westerly margin of said Avenue northerly 60 feet to the corner of Lots No. 4 and 5; thence with the line between said two lots, 140 feet to the easterly margin of an alley; thence with the easterly margin of said alley, southerly 40 feet to the corner of Lots No. 3 and 4; thence easterly with the line between said two lots 140 feet to the beginning.

Being the same property conveyed to Bankers Trust Company of California, N.A. as Custodian or Trustee by Deed dated June 15, 2000, filed for record on July 7, 2000 in Instrument #20007070067357, Register's Office for Davidson County, Tennessee.and being the same property conveyed to Larry Shelton by deed dated September 18, 2001* Being also the same property conveyed to Mary Frances Miller Montgomery by Deed recorded December 29, 1950 in Volume 74, Page 390, Register's Office for Davidson County, Tennessee.

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

and filed for record on October 9, 2001 in Instrument No. 20011019011169, Register's Office for Davidson County, TN.

unimproved ( )
This is improved (X) property, known as 1005 11th Ave North, Nashville, Tennessee 37208
(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 31st day of January, 2002.

Larry Shelton

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Larry Shelton , 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 31st day of January, 2002.

My Commission Expires:

My Commission Expires SEP. 25, 2004

Shauna Daniels
Notary Public

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 31st day of January, 2002.

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