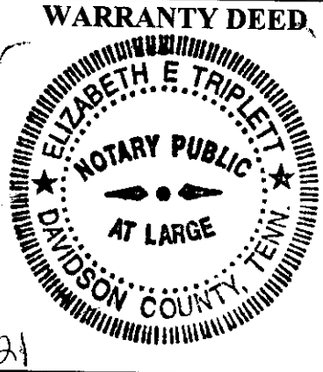
WARRANTY DEED



File # 30241

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,000.00

X William Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MARCH, 2002.

Elizabeth E Triplett
Notary Public

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

Book 13

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
William Perry	Sebring Capital Corporation	162-12A-108
(NAME)	(NAME)	
1020 Brittany Park Drive	4000 International Pkwy, Ste 3000	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 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, Janet G. Rose unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Perry and wife, Esther C. Perry, 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:

Located and being situated in the SECOND (2nd) Civil District of the County of Davidson, State of Tennessee, and being known and designated as follows, to wit:

Lot 108, Brittany Park Subdivision, Phase I-B, a Planned Unit Development, of record in Plat Book 9700, Page 610, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description thereof.

Being the same property conveyed to Janet G. Rose, unmarried, by deed of record in Book 10980, Page455, 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 Janet G. Rose by Carolyn Adcock as their Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20020411-0044991 in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1020 Brittany Park 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.

Davidson County DEEDWARR
Recvd: 04/11/02 12:17 2pgs
Fees:13.00 Taxes:358.90

20020411-0044992

Witness my/our hand(s) this 20th day of March, 2002.

Janet G. Rose

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 20th day of March, 2002, before me personally appeared Carolyn Adcock, the person who executed the foregoing instrument on behalf of Janet G. Rose and who acknowledged that she executed the same as the free act and deed of the said Janet G. Rose, through Power of Attorney granted she by the said Janet G. Rose.

Witness my hand and official seal at Nashville, Tennessee this 20th day of March, 2002.

Commission expires: May 26, 2002

Notary Public

