WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/30/02 14:33 2pgs
Fees:13.00 Taxes:632.70

20021030-0133139

LORIE ANN BARTON NOTARY PUBLIC MY COMMISSION EXPIRES: 7-20-03 AT LARGE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,000.00

Wendi Cain
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF OCTOBER, 2002.

Notary Public

MY COMMISSION EXPIRES: 7-20-03
(AFFIX SEAL)

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
Wendi Cain	Sebring Capital Partners, Limited Partnership	151-09-0-A-52
(NAME) 6425 Paddington Way	(NAME) 4000 International Parkway	02DX10620
(ADDRESS) Antioch, Tennessee 37013	(ADDRESS) 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, **Keith F. Tansil and wife, Monica E. Tansil,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Phillip Cain and wife, Wendi Cain,** 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. 52 on the Final Plat of Long Hunter Chase, Phase 1, Section II, as of record in Plat Book 9700, Page 638, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Keith F. Tansil and wife, Monica E. Tansil by Warranty Deed dated 2/5/99 and recorded 2/11/99 in Book 11337, page 96, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth per Plat Book 9700, Page 638, Register's Office of said County.

Restrictive Covenants of record in Deed Book 9430, Page 251, Book 9534, Page 938, Book 9534, Page 942, Register's Office of said County

County Taxes for the year 2001 in the amount of $1,788.49 paid and all subsequent years, a lien, but not yet due and payable. MAP 151, GROUP 09-0-A, PARCEL 52.

County Taxes for the year 2002 due and payable in the amount of $1,788.49, all prior years paid and all subsequent years, a lien, not yet due and payable.

By-Laws as shown of record in Book 9430, Page 279, Register's Office for said County.

Deed to H.O.A as shown of record in Book 9649, Page 764, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 9433, Page 653, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 6425 Paddington Way, 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 28th day of October, 2002.

Keith F. Tansil

Monica E. Tansil

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE ME, the undersigned, a Notary Public in and for said County and State, personally appeared K eith F. Tansil and wife, Monica E. Tansil, with whom I am personally acquainted or whose identity was proved to me on the basis of 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 28 day of October, 2002.

NOTARY PUBLIC

My Comm Expires: 7-20-03

LORIE ANN BARTON NOTARY PUBLIC MY COMMISSION EXPIRES: 7-20-03 AT LARGE WILLIAMSON COUNTY

File Number: 12208127

RETURN TO:

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