WARRANTY DEED

CHRISTOPHER L TREECE NOTARY PUBLIC AT LARGE ANDERSON CO. TN

MY COMM. EXP. 07/24/05

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF NOVEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES: July 24, 2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fredrick K. Jackson	Sebring Captital Partners, LP	43-9-53.00
(NAME)	(NAME)	
312 Wiley Street	4000 International Pkwy, #3000	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	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, Roger Newland and wife, Dana Newland, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fredrick K. Jackson and wife, Daryle L. Jackson, 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 Nos. 33 and 34 of Block "A", Overlook Estates, as of record in Book 843, Page 105, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 33 and 34 front 100 feet on the southerly side of Wiley Street, and runs back between parallel lines 135 feet to a dead line.

Being the same property conveyed to Roger Newland and wife, Dana Newland by deed from Mary R. Rippetoe, unmarried of record in Instrument # 20020214-0019688 Register's Office, Davison County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 312 Wiley Street, Madison, TN 37115
(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 our hands this 15th day of November, 2002.

Davidson County DEEDWARR
Recvd: 11/20/02 16:02 2pgs
Fees:13.00 Taxes:314.50

20021120-0144485

Roger Newland
Roger Newland

Dana Newland
Dana Newland

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 Roger Newland and wife, Dana Newland, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this 15th day November, 2002.

Commission expires: 7-24-04

STEVEN G. NATES NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE My Commission Expires July 24, 2004

Notary Public