Box 58-17

WARRANTY DEED

427.35
13.00
440.35

Davidson County DEEDWARR
Recvd: 12/11/02 15:10 2pgs
Fees:13.00 Taxes:427.54

20021211-0153072

NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,550.00

Gail H. Hudson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF NOVEMBER, 2002.

Judith C. Jacobs
Notary Public

MY COMMISSION EXPIRES: ~~May 28, 2006.~~
(AFFIX SEAL) 9/24/04

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joey Johnson	Sebring Capital Corporation	136-14-97
(NAME) 3004 Runabout Drive	(NAME) 4000 International Pkwy, Ste 3000	
(ADDRESS) Nashville, Tennessee 37217	(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, Dorothy Fraker unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joey Johnson and wife, Paula Johnson, 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:

Land in Davidson County, Tennessee, being Lot NO. 70 on the Plan of Harbour Town Village, Section I, as of record in Book 4675, pages 3 and 4, Register's Office for said County.
Said Lot No.70 fronts 04.76 feet on the west side of Runabout Drive and extends back 136.30 feet on the north line and 127.50 feet on the south line to a dead line measuring 108.00 feet thereon.

Being the same property conveyed to Fred Fraker and Dorothy Fraker as tenants in common with right of survivorship, by deed of record in Book 5376, Page 489, Register's Office for Davidson County, Tennessee.Fred Fraker having since died.

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

unimproved ☐
This is improved ☒ property, known as 3004 Runabout 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 27th day of November, 2002.

Dorothy Fraker

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 Dorothy Fraker with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27th day of November, 2002.

Commission expires: May 28, 2006

Notary Public

BETH TURPLETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006