WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF DECEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES: 7-24-04

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
1910 Rear 21st Avenue South
Nashville, Tennessee 37212

D-0112

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Pigg	Sebring Capital Corporation	133-02-0-030.00
(NAME)	(NAME)	
267 Sunrise Avenue	4000 International Parkway #3000	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	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, Cathy Bercegeay King, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard Pigg, 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. 30 and westerly one half of Lot No. 29, on the Plan of P.S. Stump's Sunrise Subdivision, of record in Book 332, Page 107, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Said Lot No. 30 and the westerly one half of Lot 29 front together 75 feet on the southerly side of Sunrise Avenue and extend back between parallel lines with the easterly margin of McCombs Avenue (formerly Stewart Street) 160 feet to an alley.

Being the same property conveyed to Cathy Bercegeay King by Warranty Deed from Wayne S. Sharpe and wife, Cheryl Sharpe, dated July 21, 2001, of record in Instrument Number 20010801-0081654, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 267 Sunrise Avenue, Nashville, TN 37211

(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 hand this 30th day of December, 2002.

Cathy Bercegeay King by Russell Buchi
Cathy Bercegeay King
By Russell Buchi, Attorney in Fact

Davidson County DEEDWARR
Recvd: 01/02/03 13:30 2pgs
Fees:13.00 Taxes:497.65

20030102-0000442

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Russell Buchi, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Cathy Bercegeay King, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Cathy Bercegeay King. Witness my hand and Notarial Seal this 30th day of December, 2002.

Notary Public

My Commission Expires: 12/29/05

KAREN L. TRUSTY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

RETURN TO:

Jack Case Wilson Title Associates, LLC
1910 Rear 21st Avenue South
Nashville, Tennessee 37212