# WARRANTY DEED

1.5.00

Davidson County DEEDWARR
Recvd: 02/03/03 11:40 2pgs
Fees:13.00 Taxes:276.76

20030203-0014389

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JANUARY, 2003.

Notary Public

MY COMMISSION EXPIRES: September 20, 2004.
(AFFIX SEAL)

JUDITH G. JACOBS NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**
Allison Title Company, 116 Wilson Pike Circle, Suite100, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| FURMAN MUZZALL | Sebring Capital Corporation | 075-11-0/128.00 |
| (NAME) | (NAME) | |
| 701Mercer Drive | 4000 International Pkwy | |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, Tn 37076 | 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,

**Arthur M. Malmin, a married man**

, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Furman Muzzall, unmarried**

, 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 situated in Hermitage, County of Davidson, and State of Tennessee, to Wit:

BEING Lot No. 74-A of the zone Lot Division of Lot Nos. 1, 2, 3 and 74 through 82 of the Meadows of Tulip Grove, Section 1, of record in Book 6250, page 304, amending the Plan of record in Book 5200, Page 612 and Book 6200, Page 177, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kristine G. Malmin, an unmarried person, by Warranty Deed from John Witherspoon, a married person, dated July 29, 1998 and filed for record in Book 11056, Page 36, Register's Office for Davidson County, Tennessee. The said Kristine G. Malmin having since died the property is vested to Arthur M. Malmin by Affidavit of Inheritance dated January 22, 2003, the same being recorded simultaneously herewith as Instrument No. * in the Register's Office for Davidson County, Tennessee.

* 20030203-0014388

The said Judy Malmin joins in this conveyance to convey any and all interest she might have in subject property by virtue of her marriage to Arthur M. Malmin.

The 2003 County Taxes have been prorated and assumed by the Grantees.
Subject to Restrictive Covenants contained in an instrument of record in Book 6291, page 899, said Register's Office.
Subject to any and all matters as shown on the plan of record in Plat Book 5200, page 177, as amended in Book 5200, page 612, and Book 6250, page 304, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 701 Mercer Dr., HERMITAGE, TN 37076

(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.

A.M.M.

Witness my/our hand(s) this 28th day of January, 2003.

Arthur M. Malmin

Judy Malmin

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On 1/28/2003, before me personally appeared Arthur M. Malmin and Judy Malmin to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal at Brentwood, Tennessee this 28th day of January, 2003.

Commission expires: September 20, 2004

Judith C. Jacobs Notary Public

JUDITH C. JACOBS
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENNESSEE