WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,011.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2003. Notary Public MY COMMISSION EXPIRES: November 27, 2004. (AFFIX SEAL)

#478

Return to:

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allen Vannoy	Sebring Capital Partners, LP	135-12B-26
(NAME) 2112 Nashboro Blvd, Unit 26	(NAME) 4000 International Parkway # 3000	
(ADDRESS) Nashville, TN 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, **Carlos W. Nichols, and wife Julie L. Nichols a/k/a Julie B. Nichols, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALLEN VANNOY, 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:

Being Unit No. 26 on the plan of Horizontal Property Regime, Private Elements Plat, Nashboro Village, Tract 7, of record in Plat Book 11700, Pages 49 and 50, which amends the plat of record in Book 4660, Page 156, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Carlos W. Nichols and Julie L. Nichols, a/k/a Julie B. Nichols, husband and wife, by Warranty Deed from NVR, Inc., a Virginia Corporation, successor by merger to Fox Ridge Homes, Inc., dated February 23, 2001, of record in Instrument No. 20010228-0018771, said Register's Office. And also being part of the same property conveyed to Fox Ridge Homes, Inc. by Warranty Deed from WDN Properties, Ltd., dated July 7, 2002, of record in Instrument No. 200007120069014, said Register's Office. Merger recorded in Instrument No. 200012200124722, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2112 Nashboro Blvd. 26, 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.

Davidson County DEEDWARR
Recvd: 02/20/03 12:24 2pgs
Fees:13.00 Taxes:451.44
20030220-0022555

Witness my/our hand(s) this 31st day of January, 2003.

Carlos W. Nichols by
Carlos W. Nichols
By: Terry DeSelms as Atty In Fact
atty in fact

Julie L. Nichols by
Julie L. Nichols a/k/a Julie B. Nichols
By: Terry DeSelms as Atty In Fact
atty in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of January, 2003, before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of Carlos W. Nichols and Julie L. Nichols a/k/a Julie B. Nichols,, and acknowledged that he executed the same as the free act and deed of the said Carlos W. Nichols and Julie L. Nichols a/k/a Julie B. Nichols, through Power of Attorney granted Terry DeSelms by the said Carlos W. Nichols and Julie L. Nichols, a/k/a Julie B. Nichols.

Witness my hand and official seal at Nashville, Tennessee this 31st day of January, 2003.

Commission expires: November 27, 2004

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Deborah K Devine
Deborah K. Devine Notary Public