WARRANTY DEED

FILE BOX 19B
03-4-029-A

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 66,000.00.

Affiant

SUBSCRIBED AND SWORN TO ~~BEFORE ME~~ THIS 14th day of April, 2003

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

SCOTT M. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 04/22/03 12:50 2pgs
Fees:13.00 Taxes:244.20

20030422-0053004

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
Lorilee Fleming and Andrew M. Pudik	Sebring Capital Corporation	075-01-0
(NAME)	(NAME)	
4412 Old Hickory Blvd.	4000 International Pkwy., Ste. 3000	002.00
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Carrollton, TX 75007	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **LaDonna Florendo unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Lorilee Fleming and Andrew M. Pudik, both unmarried, as joint tenants in common**, hereinafter called the Grantee(s), 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, Lot No. 4, Block 1 on the Plan of Berryville W.A. Bryan's Subdivision of the Berry Tract, of record in Plat Book 421, Page 117, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description, to-wit:

BEING the same property conveyed to LaDonna Florendo, unmarried, by Deed from Debra McDonald Meador, Trustee, of record in Instrument No. 199912070300317 and re-recorded in Instrument No. 20010829-0093770, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes fro the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 4412 Old Hickory Blvd., Old Hickory, TN, 37138.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, my hand , this 14th day of April, 2003.

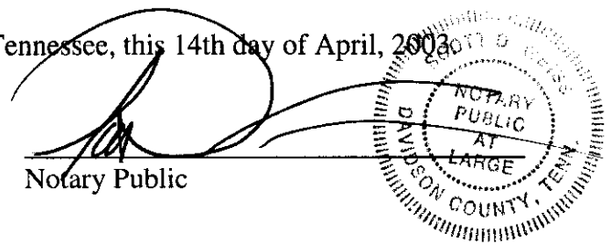
LaDonna Florendo by Toni DeBord

LaDonna Florendo
By: Toni DeBord, Attorney-in-Fact

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 **LaDONNA FLORENDO, UNMARRIED**, the bargainor, 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 purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 14th day of April, 2003.



My Commission Expires: 03/31/07

Notary Public