Davidson County DEEDWARR
Recvd: 05/21/03 13:16 3pgs
Fees:18.00 Taxes:650.83

20030521-0069328

WARRANTY DEED

B-AFG-03-4076

LAURA SNOW NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,900.00

Affiant

Subscribed and sworn to before me this 9th DAY OF May 2003.

Notary Public

MY COMMISSION EXPIRES: 5-25-04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tara L. Blue	Sebring Capital Partners, LLC	
4076 Pine Orchard Place	(NAME) 4000 International Parkway Suite 3000	164-10-A-94 CO
(ADDRESS) Antioch, Tennessee 37013	(ADDRESS) Carrollton, Texas 75007	
(CITY) (STATE) (ZP)	(CITY) (STATE) (ZP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SOUTHERN HOME BUILDERS, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TARA L. BLUE AND KENNETH E. BLUE, hereinafter called the Grantee(s), their heirs and assigns, that 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. 242 on the Plan of Summerfield Village Two, according to the Plat of record in Instrument No. 20000929-0096421, Register's Office for said County, to which plat reference is hereby made for more complete details of location and description of said lot.

Being a portion of the same property conveyed to Southern Home Builders, LLC by Deed dated June 20, 2001 and filed for record on June 25, 2001 in Instrument Number 20010625-0067194, Register's Office for Davidson County, Tennessee.

This conveyance is subject to HOA Charter of record in Book 11648, Page 660 and Instrument Number 20010326-0028531; Conveyance of Open Space of record in Instrument Number 20010514-0049520, Register's Office for said County.

This conveyance is subject to Bell South Easement of record in Book 1141, Page 327; Storm Water Detention Easement of record in Instrument Number 20000113-0004777; Sanitary Sewer/Storm Drainage Easement of record in Instrument Number 20000809-0079074; Tennessee Telephone Easement of record in Instrument Number 20000824-0083643; Sanitary Sewer Easement of record in Instrument Numbers 20000913-0091247, 20000913-0091248 and 20000913-0091249, R egister's Office for said County.

This conveyance is subject to Restrictions of record in Book 11588, Page 484, Book 11669, Page 376, Instrument Number 20010308-0021946 and Instrum ent Number 20010504-0046260. Register's Office for said County.

This conveyance is subject to By-Laws of record in Book 11648, Page 662 and Instrument Number 20010504-0046261, Register's Office for said County.

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

unimproved ( )
This is improved (X) property, known as 4076 Pine Orchard Place, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (Cty 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 9th day of May, 2003.

Southern Home Builders, LLC

By:_____

Title: authorized agent

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903

STATE OF ~~TENNESSEE~~
COUNTY OF Davidson

Before me the undersigned authority of the state and county aforesaid, personally appeared Connie Gill, w ithin whom I am personally aquainted with (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Southern Home Builders, LLC and w ho is Authorized Agent (title)(or other officer authorized to execute the instrument) of Southern Home Builders LLC (C ompany name) the within named bargainor a Limited Liability Company, and that such Authorized Agent ex ecuted the foregoing instrument for the purpose therein contained

Witness my hand and official seal
on this the 9th day of April, 2003.

Shauna Daniels
NOTARY PUBLIC

My Commission Expires: My Commission Expires SEP. 25, 2004

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903