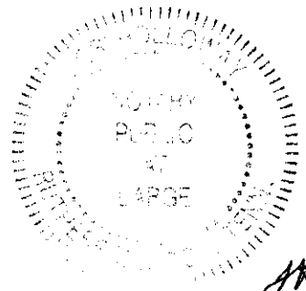
Box 1

# WARRANTY DEED



My Commission Expires Oct. 9, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JULY, 2003.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**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 |
|---|---|---|
| Sandra Duncan | Sebring Capital Corporation | 87-5A-148 |
| (NAME) | (NAME) | |
| 4035 Farmingham Woods Dr. | 4000 International Pkwy, #3000 | |
| (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, Jordana Chartok and Leslie J. Diuguid ,both unmarried,, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sandra Duncan, 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 in Davidson County, Tennessee, being Lot No. 63 on the Plan of Farmingham Woods, of record in Plat Book 7900, Page 555, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Jordana Chartock and Leslie J. Diuguid, both unmarried, by Warranty Deed from Thomas J. Shockley, unmarried of record in Book 11194, Page 80, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 4035 Farmingham Woods 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.

Davidson County DEEDWARR
Recvd: 07/18/03 10:50 2pgs
Fees:13.00 Taxes:458.80



20030718-0101101

Witness my/our hand(s) this 11th day of July, 2003.

Jordana Chartok

Leslie J. Diuguid

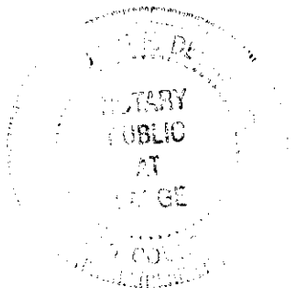
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jordana Chartok and Leslie J. Diuguid ,both unmarried,, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 11th day of July, 2003.

Commission expires: November ~~27, 2004~~ [redacted]



Deborah K. Devine Notary Public