1st
Bk 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/11/04 15:55 2pgs
Fees:13.00 Taxes:382.58

20040311-0028362

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,400.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF MARCH, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title of Hendersonville
505 E. Main Street
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Diane Nelson	Same Sebring Capital Partners	MAP 33-16
(NAME)	(NAME)	
216 Slayton Drive	4000 International Parkway, #3000	PARCEL 172
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	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, Kathy A. McMurray McKee and husband, Samuel Todd McKee , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Diane Nelson, unmarried , HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Sumner** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of Primrose Meadows, Section II, of record in Plat Book 4860, Page 105, 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 Kathy Ann McMurray, unmarried by deed from Linda W. Fagg, unmarried, of record in Book 9761, Page 712, Register's Office of Davidson County, Tennessee.

The above named Kathy Ann McMurray is now married to Samuel Todd McKee and is now known as Kathy Ann McMurray McKee.

Samuel Todd McKee, husband of the above named Kathy Ann McMurray McKee, joins in this warranty deed for the purpose of conveying all of his interests he may have in and to the above described property, especially his marital interests.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 216 Slayton Dr., Madison, TN 37115

(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.

Witness my/our hand(s) this 10th day of March, 2004.

Kathy Ann McMurray McKee

Samuel Todd McKee

STATE of TENNESSEE
COUNTY of SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Kathy Ann McMurray McKee and husband, Samuel Todd McKee the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 10th day of March, 2004.

My Commission Expires:_____

Notary Public

REBECCA CAMPBELL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. MY COMMISSION EXPIRES 11/07/04

File Number2403149
RETURN TO:
Cumberland Title of Hendersonville
505 E. Main Street
Hendersonville, TN 37075