Box 13
#7427

Davidson County DEEDWARR
Recvd: 03/17/04 08:24 2pgs
Fees:13.00 Taxes:513.56
20040317-0030038

WARRANTY DEED

LEE S. HARLEY NOTARY PUBLIC AT LARGE MAURY COUNTY, TN

My Commission Expires
November 21, 2006

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,800.00

Judy Eadelward
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF FEBRUARY, 2004.

Lee S Harley
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Judy Ward	~~Judye Ward~~ Sebring Capital Corp.	~~097080A-120~~ 97-84-120
(NAME) 292 Lake Chateau Drive	(NAME) 4000 International Pkwy, Ste 3000	
(ADDRESS) Hermitage, TN 37076	(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, Anthony W. Mickle Sr, and Wife, Linda M. Mickle , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Judy Ward and Fletcher Ward*, 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:

*with joint tenants with the right of survivorship. EACH unmarried

Being UNIT V-6 ~~V-6~~ of Condominium Plat of LAKE CHATEAU of record in Plat Book 6250, Pages 607, 608, 609 and 610 which revised and amends Plat Book 5050, pages 2, 3, and 4 and Plat Book 4675, pages 41, 42, 43 and 44, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Anthony W. Mickle Sr, and Wife, Linda M. Mickle by deed from NP Builders, a Tennessee Partnership of record in Instrument Number 20040218-0019393, Register's Office for said County.

QUITCLAIM DEED TO HOA as shown of record in Deed Book 4991, Page 931, Register's Office for said County.

Easements as shown of record in Deed Book 6691, Page 308; Book 6691, page 314; Book 6551, page 765; Book 5071, page 277; Book 6599, page 291; Book 6651, page 23; Book 5071, page 277; book 4077, page 604; Book 1298, page 133; Book 1224, page 253; Book 1301, page 25; Book 1237, page 944, Register's Office for said County.

ASSIGNMENT OF RIGHTS as shown of record in Deed Book 10836, Page 280, Register's Office for said County.

Plat sets out said property is subject to HOA.

Restrictive Covenants of record in Deed Book 11012, Page 495; Book 6870, page 491, Register's Office of said County.

MASTER DEED as shown of record in Deed Book 11012, Page 495; Book 10753, page 275; Book 10753, page 271; Book 6639, page 468; Book 5819, page 432; Book 7367, page 272; Book 6691, page 308; Book 7025, page 380; Book 10322, page 682, Register's Office for said County.

Plat sets out By-Laws as shown of record in Deed Book 6639, Page 548; Book 5718, page 988; Book 5708, page 781, Register's Office for said County.

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

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 292 Lake Chateau Drive, 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.

Witness my/our hand(s) this 27th day of February, 2004.

Anthony W. Mickle Sr,

Linda M. Mickle

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Anthony W. Mickle Sr, and Wife, Linda M. Mickle the bargainor__, 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 2/27/2004

My Commission Expires: 6-4-06

Notary Public

WILSON COUNTY, TENNESSEE ★ JENNIFER MARLIN ★ NOTARY PUBLIC AT LARGE

File Number24020139
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122