WARRANTY DEED

ANTHONY ELLIS NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$64,900.00**

Angela M Wake
Affiant

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

Anthony Ellis
Notary Public

MY COMMISSION EXPIRES: 9-17-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory S. Bilbrey	**Sebring Capital Corporation**	**136-3 A 99**
(NAME)	(NAME)	
3880 Priest Lake Drive # 15	**4000 International Parkway, #3000**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	**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, **Mark E. Payne, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gregory S. Bilbrey, a single man**, 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. **15** on the Plan of **Priest Lake Park Condominiums**, Section 1 of record in. Plat Book **4460**, Page **8**, and Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to **Mark E. Payne, unmarried** by deed of record in Book 4460, Page 8, Register's Office for **Davidson** County, Tennessee.

Mark E. Payne executes this instrument on behalf of Stephanie Payne as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20040430-0049600, in the Register's Office for Davidson County, Tennessee.

Stephanie Payne executes this document, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **3880 Priest Lake Drive # 15, Nashville, TN 37217**
(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: 04/30/04 15:33 2pgs
Fees:13.00 Taxes:240.13
20040430-0049601

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

Mark E. Payne

Stephanie D. Payne By Mark Payne Attorney in Fact

State of Tennessee County of Davidson

On this 27th day of April, 2004 before me personally appeared Mark Payne, the person who executed the foregoing instrument on behalf of Stephanie Payne, and acknowledged that Mark Payne executed the same as the free act and deed of the said Stephanie Payne, through Power of Attorney granted Mark Payne, by the said Stephanie Payne.

Anthony Ellis
Notary Public

ANTHONY ELLIS NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

Commission Expires: 9-17-07

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 Mark W. Payne the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 27th day of April 2004.

Commission expires: 9-17-07

Anthony Ellis
Notary Public

ANTHONY ELLIS NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.