1 of 4 Bk/64

SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/06/04 13:58 2pgs
Fees:13.00 Taxes:222.00

20040506-0051970

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR ~~VALUE~~, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF APRIL, 2004.

Notary Public
My Commission Expires 8-22-07

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC, 7100 Executive Center Drive, Brentwood, TN 37027

F-1929

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly J. Sweet	Sebring Capital Corporation	061-16-0-089.00
(NAME)	(NAME)	
4113 Addine Street	4000 International Parkway #3000	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Carrollton TX 75007	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, Mortgage Electronic Registration Systems, Inc. SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Kimberly J. Sweet and husband, Ronnie Sweet, AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land near Nashville, in Davidson County, Tennessee, being Lot No. 6 of Block "D" on the map of Greenland Estates, of record in Book 974, Page 13, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the same property conveyed to Mortgage Electronic Registrations Systems, Inc. by Substitute Trustee's Deed dated January 15, 2004, of record in Instrument No. 20040126-0009563, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 4113 Addine Street, Nashville, TN 37216

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Kimberly J. Sweet and husband, Ronnie Sweet and his/her/their assigns, forever.

Said Mortgage Electronic Registration Systems, Inc., warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Mortgage Electronic Registration Systems, Inc., has executed this deed this ____th day of April, 2004.

Paul Marquez
as witness

Mortgage Electronic Registration Systems, Inc.

By:

Ashraf R. Ibrahim
Asst. Vice President

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ashraf A. Ibrahim, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath(s) acknowledged himself/herself to be the Asst. VP respectively of the Mortgage Electronic Registration Systems, Inc., the within named bargainor, a corporation, and that he/she as such Asst. V.P., being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of April, 2004.

Commission expires: 7-12-07

MARIA ORTEGA
Commission # 1430059
Notary Public - California
Los Angeles County
My Comm. Expires Jul 12, 2007

Maria Ortega
Notary Public

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027