WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/17/04 14:14 2 pgs
Fees:13.00 Taxes:675.44
20040817-0099400

LORI HOLLOWAY 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 **$182,550.00**

Mamie Lois Woodard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **11TH** DAY OF **AUGUST, 2004.**

Lori Holloway
Notary Public

MY COMMISSION EXPIRES: ~~September 17, 2007~~. 8/20/07
(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
Terry Woodard	**Sebring Capital Partners, Limited Partnership**	**150-16-0-A 070.00CO**
(NAME) **2837 Windcrest Trail**	(NAME) **4000 International Parkway, #3000**	
(ADDRESS) **Antioch, TN 37013**	(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, **TF Home, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Terry Woodard and wife Mamie Lois Woodard**, 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. 53 on the Plan of Windhaven Shores, Section Two of record in Instrument No. 20031210-0176853, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to **TF Home, LLC** by deed of record in Instrument 20040422-0046013, Register's Office for **Davidson** County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **2837 Windcrest Trail, Antioch, TN 37013**

(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 **our hands** this **11th day of August, 2004**.

TF Home, LLC

By: _____

,

Attest: _____

,

State of Tennessee County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ralph Stevens, with who I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Chief Manager of T.F. Homes, LLC, and that he/she as such Chief Manager executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 11th day of August, 2004.

Commission Expires: ~~09/17/07~~ 8/20/07

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

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Notary Public