Box 13 # 8365

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,000.00

Clayton R. Fuqua
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF AUGUST, 2004.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

My Commission Expires MAY 28, 2006

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clayton R. Fuqua	Sebring Capital Partners, Limited Partnership	151-1A-147
(NAME)	(NAME)	
3109 Kennebeck Place	4000 International Parkway #3000	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	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, Heritage Home Solutions, Inc. as Trustee of the Leona M. Walker Trust, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clayton R. Fuqua, married, 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. 147 on the Plan of Chatham Pointe, a Planned Unit Development, of record in Plat Book 6900, at Page 444-447, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Heritage Home Solutions Inc. as trustee of the Leona M. Walker Trust, by deed of record in Instrument No. 20030721-0101850, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 3109 Kennebeck Place, 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.

Davidson County DEEDWARR
Recvd: 09/02/04 12:37 2pgs
Fees:13.00 Taxes:532.80
20040902-0106367

Witness my hand this 13th day of August, 2004.

Heritage Home Solutions, Inc. as Trustee of the Leona M. Walker Trust

By: _____

Heritage Home Solutions, Inc. as Trustee of the Leona M. Walker Trust

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Aaron Clifford with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of Heritage Home Solutions, Inc. as Trustee of the Leona M. Walker Trust, and that he as such _____ executed the foregoing instrument for the purposes therein contained, by signing the name of the trust by himself as _____.

Witness my hand and official seal at Nashville, Tennessee this 13th day of August, 2004.

Commission expires: May 28, 2006

Beth Triplett Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006