WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of September, 2004.

Notary Public

MY COMMISSION EXPIRES: 3/15/05
(AFFIX SEAL)

MELISSA D. ROGERS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 09/23/04 11:31 2pgs
Fees:13.00 Taxes:362.97

20040923-0114833

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 230 West Main Street
Lebanon, Tennessee 37087

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth Miller	Sebring Capital Partners, Limited Partnership	
(NAME)	(NAME)	
2242 Maplecrest Drive	4000 International Pkwy	84-11-60
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Carrollton, TX 75007	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20041951

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Tyler F. McCain*and/Kevin J. Fleming/** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kenneth Miller**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. : *and Kevin J. Flemming

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 2242 Maplecrest Drive, Nashville, TN 37214

(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 GRANTEE, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 20th day of September, 2004.

Tyler F. McCain

Kevin J. Fleming/ Flemming

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Tyler F. McCainand Kevin J. Fleming/, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Tyler F. McCainand Kevin J. Fleming/ executed the within instrument for the purposes therein contained. *Flemming

Witness my hand and official seal at Springfield, Tennessee this 20th day of September, 2004.

Commission expires: 3/15/05

MELISSA D. ROGERS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

Notary Public

File No.: 1014378

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 272 on the Plan of Maplecrest as of record in Plat Book 1835, page 27 and 28, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

BEING the same property conveyed to Stephen P. Purcell and wife, Chang H. Purcell (now deceased) by Warranty Deed from James Allen Scott, unmarried, dated November 29, 1983 and filed of record in Book 6185, Page 183, said Register's Office and further conveyed to Kevin J. Flemming, married and Tyler F. McCain, married by Warranty Deed from James F. Purcell, unmarried, dated April 8, 2004 and filed of record as Instrument # 20040414-0041688, Register's Office for Davidson County, Tennessee.