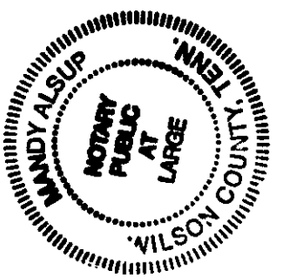
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 6/9/07
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 12/03/04 10:26 2pgs
Fees:13.00 Taxes:510.32

20041203-0144147

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Hoag	Sebring Capital Partners, Limited Partnership	Map 86
(NAME) 128 Oak Hollow Court	(NAME) 4000 International Pkwy., #3000	Group 04-0-A
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Carrollton, Texas 75007	Parcel 35
(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, Albert B. Barnett III and Wife, Lillian C. Barnett , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Hoag , 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:

BEING Lot No. 14 on the Plan of Oakcrest Subdivision, Phase One-B, as shown by plat of record in Plat Book 6900, page 385, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Albert B. Barnett III and Wife, Lillian C. Barnett by deed from Myra N. Henderson, single and dated for 11/17/1995 and filed on 11/27/95 of record in Deed Book 9868, page 106, Register's Office for said County.

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

Restrictive Covenants of record in Deed Book 7308, Page 874 and Deed Book 8277, Page 830, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Book 7662, Page 385, Register's Office for said County.

QCD to HOA as shown of record in Deed Book 7665, Page 798, Register's Office for said County.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 128 Oak Hollow Court, Hermitage, TN 37076

(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 my/our hand(s) this 30th day of November, 2004.

Albert B. Barnett III

Lillian C. Barnett

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Albert B. Barnett III the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11/30/2004

My Commission Expires: 1-23-06

Notary Public

STATE OF Tennessee
COUNTY OF Wilson

On this the 30th day of November, 2004, before me personally appeared Albert B. Barnett III, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Lillian C. Barnett, and who acknowledged that she executed the same as the free act and deed of the said Lillian C. Barnett by virtue of that Power of Attorney, duly executed by the said Lillian C. Barnett and appearing of record in Book _____, page 20041203-0144146, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at MT. Juliet TN, this 30th day of November, 2004.

My Commission Expires: 1-23-06

Notary Public

File Number2411239

RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122