Davidson County DEEDWARR
Recvd: 05/02/05 11:02 3 pgs
Fees:18.00 Taxes:438.08
20050502-0048395

This instrument prepared by:
Brenda R. Lehman
Attorney at Law
First American Title
100 Bluegrass Commons
Hendersonville, Tennessee 37075
(615) 264-8979

File No.: **2105-811384**

WARRANTY DEED

THIS INDENTURE, made and entered into this **Twenty-eighth day of April, 2005**, by and between **Timothy R. Fort and wife, Shannon L. Fort**, parties of the first part, and **Melani A. Butler and David J. Butler**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 442 ON THE PLAN OF BELLSHIRE ESTATES, SECTION B, OF RECORD IN BOOK 2331, PAGES 128 AND 129, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

Being the same property conveyed to Timothy R. Fort and wife, Shanon L. Fort by Warranty Deed recorded in Book 9852, page 894, said Register's Office.

This conveyance is made subject to:
1) Taxes which have been assumed by Grantee; 2) All restrictions of record; 3) All easements of records; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable governmental and zoning regulations.

Parcel ID # **041-11-0 008.00**

X Improved OR
Unimproved property located at: **4009 Dumbarton Drive, Nashville, Tennessee 37207**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Timothy R. Fort

Shannon L. Fort

STATE OF **TN**

COUNTY OF **SUMNER**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Timothy R. Fort and wife, Shannon L. Fort** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **their** free Act and Deed.

Witness my hand and Notarial Seal this **Twenty-eighth day of April, 2005.**

Notary Public

My Commission Expires: SHEILA McCORD NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. EXPIRES 03/03/2007

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Owner's Name: **Melanie A. Butler and David J. Butler**

and Address: **4009 Dumbarton Drive**
Nashville, TN 37207

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Sebring Capital Partners, LP
4000 International Pkwy,
Suite 3000
Carrollton, TX 75007

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$118,400.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Melanie L. Butler

Affiant

Subscribed and sworn to before me this **Twenty-eighth day of April, 2005.**

Notary Public

My Commission Expires: _____

SHEILA McCORD
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.
EXPIRES 03/03/2007