WARRANTY DEED

DON K. HEAD JR. NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

My Commission Expires 4/3/06

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of May, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/13/05 10:40 2 pgs
Fees:13.00 Taxes:340.40

20050513-0054197

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dontaine Oglesby	Sebring Capital Partners, Limited Partnership	
(NAME)	(NAME)	
2613 Flamingo Drive	4000 International Pkwy	71-4-115
(ADDRESS)	(ADDRESS)	
Nashville, TN	Carrollton, TX 75007	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20051248

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, Oliver M. Dailey and wife, Janis E. Dailey,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Dontaine Oglesby**,an unmarried person 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. :

LAND in Davidson County, Tennessee, being Lot No. 365 on the Plan of Map of Joywood Heights, Section II-A, of record in Book 1424, Page 20, Register's Office for said County, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Oliver M. Dailey and wife, Janis E. Dailey by Deed from Jack Collier and wife, Mary E. Collier on 9/14/89 of record in Book 7940, Page 248, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2613 Flamingo Drive, Nashville, TN 37207

(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 10th day of May, 2005.

Oliver M. Dailey

Janis E. Dailey

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Oliver M. Dailey and wife, Janis E. Dailey, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Oliver M. Dailey and wife, Janis E. Dailey executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Springfield, Tennessee this 11th day of May, 2005.

Commission expires: 11/25/07

Sonya M. Branham
Notary Public

SUMNER COUNTY, TENN. SONYA M. BRANHAM NOTARY PUBLIC AT LARGE