This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Y Johnson Davidson County
Batch# 172721 **DEEDWARR**
12/11/2018 03:04:20 PM 2 pgs
Fees: $13.00 Taxes: $915.75
20181211-0120669

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 247,500.00

Meredith Mary
Affiant Signature

Subscribed and sworn to before me on this the 5th day of December, 2018

Notary Public

My Commission expires 9 / 7 / 2020

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020

NAME AND ADDRESS OF PROPERTY OWNER:
Sean Seaman
Christopher Seaman
13201 Carolee Avenue
San Diego, CA 92129
SEND TAX BILLS TO:
Mortgage Investors Group
8320 E. Walker Springs Lane #200
Knoxville, TN 37923
MAP AND PARCEL NUMBER: Tax ID 064150A07700CO

WARRANTY DEED

18NT00717

Effective the 5th day of December, 2018 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

LISA R. MCDOWELL, UNMARRIED

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

CHRISTOPHER SEAMAN, A MARRIED MAN, AND
SEAN SEAMAN, A MARRIED MAN

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Lot 45 on the Plan of Section Two, Plantation Walk, of record in Book 7900, Page 858, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

Being the same property conveyed to Lisa R. McDowell, by Special Warranty Deed from Union Planters Bank, N.A., dated 06/30/2004 and recorded 07/21/2004 as Document No. 20040721-0087232 Register's Office for Davidson County, TN.

This is an improved property commonly known as 732 Sweetwater Cir., Old Hickory, TN 37138.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 5th day of ~~November,~~ DECEMBER 2018

Lisa R. McDowell

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Lisa R. McDowell, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 30th day of ~~November,~~ DECEMBER 2018.

Notary Public

My commission expires: 7/5/22

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-27-2046