This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Karen Johnson Davidson County
Batch# 280275 DEEDWARR
09/03/2019 03:55:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190903-0088793

Return to: Title 365, 345 Rouser Road, Suite 201, Coraopolis, PA 15108
File Number: OS3220-19006296

Name and Address of New Owner	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Mark Sebastian	Mark Sebastian	098 13 0C 186.00
517 Pauls Trail	517 Pauls Trail	
Hermitage, TN 37076	Hermitage, TN 37076	

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF Zero and 00/100 Dollars ($0.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of all of which is hereby acknowledged, MARK E. SEBASTIAN, Trustee of the SEBASTIAN FAMILY TRUST dated August 25, 2006 and as amended on January 10, 2013, hereinafter referred to as "Grantor", has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto MARK SEBASTIAN, Trustee of the SEBASTIAN FAMILY TRUST dated August 25, 2006 and as amended on January 10, 2013, hereinafter referred to as "Grantee", whose mailing address is 517 Pauls Trail, Hermitage, TN 37076, his/her/their heirs and assigns forever, the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being A PART OF /IDENTIFIED AS Property Assessor's Map 98-13, Group _____, Control Map _____, Parcel 186, and being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 179 on Final Plat, Phase 5, Section 1, the Meadows of Seven Points, as shown by a plat of record in Instrument No. 20060522-0059944, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Tax ID No.: 098 13 0C 186.00

BEING the same property conveyed to Grantor herein by Deed recorded June 20, 2013 as Instrument Number 20130620-0063509, in the Office of the County Register of Deeds for Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121:
(A) The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 517 Pauls Trail, Hermitage, TN 37076.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his/hers/their successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 26 day of August, 2014.

MARK E. SEBASTIAN, Trustee of the SEBASTIAN FAMILY TRUST dated August 25, 2006 and as amended on January 10, 2013

By, Mark E Sebastian Trustee
MARK E. SEBASTIAN

STATE OF ~~TENNESSEE~~ NEVADA
COUNTY OF CLARK

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that MARK E. SEBASTIAN, Trustee of the SEBASTIAN FAMILY TRUST dated August 25, 2006 and as amended on January 10, 2013, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/~~her/their~~ name(s), on this 26 day of AUGUST, 2014.

Shirley L. Chioma
Notary Public
My Commission expires: June 8, 2020

SHIRLEY L. CHIOMA
Notary Public, State of Nevada
Appointment No. 19-2390-1
My Appt. Expires Jun 8, 2020

VALUATION AFFIDAVIT

I/We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant/Grantee

Subscribed and sworn to before me this 26 day of AUGUST, 2019.

Notary Public

My Commission expires: June 8, 2020

SHIRLEY L. CHIOMA
Notary Public, State of Nevada
Appointment No. 19-2390-1
My Appt. Expires Jun 8, 2020

I have never seen this form before & did not know exactly what dollar amt figure needed to put down.
Shirley

Tennessee Certification of Electronic Document

I, Jennifer Lander, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jennifer Lander
Signature

State of Pennsylvania
County of Allegheny

Personally appeared before me, Autumn R Carnegie, a notary public for this county and
Notary's Name

state, Jennifer Lander, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Autumn R C
Notary Signature
Autumn R Carnegie

MY COMMISSION EXPIRES: 06/06/2020

NOTARY'S SEAL

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
AUTUMN R CARNEGIE
Notary Public
FINDLEY TWP, ALLEGHENY COUNTY
My Commission Expires Jun 6, 2020

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).