Karen Johnson Davidson County
Batch# 321815 DEEDWARR
11/27/2019 01:07:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20191127-0122903

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV19-0707

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22 day of November, 2019

Notary Public

Commission Expires: 6/25/21

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Gilberto Mota 3439 Pugh Road Hermitage, TN 37076	SWBC Mortgage Corp. 9311 San Pedro #100 San Antonio, Tx 78216	124-00-0-007.00

WARRANTY DEED

FOR AND IN 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, I/WE,
Doug Seaborn and Gary Mason and Darlene Sedgwick and Ricky Lynn Eakes as the heirs at law of Robert E. Seaborn
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Gilberto Mota and Herlinda Mota, spouses married to each other
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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a certain tract of land and all improvements located in the 4th Civil District of Davidson County, Tennessee, recorded in Book 5021, Page 535, Register's Office for said County, more described, to-wit: Beginning at a point in the Westerly margin of a Farm Road, said point being 600 feet North of Pugh Road; thence North 86 degrees 30 minutes West 883.7 feet to a point; thence North 3 degrees 30 minutes East 325 feet to a point; thence South 86 degrees 30 minutes East 889.8 feet to a point in the Westerly margin of a Farm Road; thence South 5 degrees East 325 feet with said Farm Road to the point of beginning.

Being the same property conveyed to Robert E. Seaborn and Carolyn M. Seaborn by Warranty Deed from Ashton G. Sanders and Evelyn B. Sanders of record in Book 5083, Page 629, Register's Office for Davidson County, Tennessee, dated October 25, 1976 and recorded on November 01, 1976. Carolyn M. Seaborn having since died April 17, 2014. Robert E. Seaborn having since died September 9, 2018, Doug Seaborn, Gary Mason, Darlene Sedgwick and Ricky Lynn Eakes being named as the heirs at law of Robert E. Seaborn per Affidavit of Heirship of record in Instrument No. 201911270122900 , Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3439 Pugh Road, Hermitage, TN 37076

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 22nd day of November, 2019.

Estate of Robert E Seaborn

By: Doug Seaborn
Doug Seaborn

By: Gary Mason by Cherie Kennedy, Attorney in Fact
Gary Mason, by Cherie Kennedy, his/her Attorney-In-Fact

By: Darlene Sedgwick
Darlene Sedgwick

By: Ricky Eakes
Ricky Lynn Eakes

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Doug Seaborn and Darlene Sedgwick and Ricky Lynn Eakes** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 22nd day of November, 2019.

Kim Gillespie
Notary Public
My Commission Expires: 9.22.20

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Cherie Kennedy** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for **Gary Mason** and that she is authorized by **Gary Mason** to execute this instrument on his behalf.

Witness my hand and official seal at Hendersonville, Tennessee this 22 day of November, 2019.

Traci Pulley
Notary Public
My Commission Expires: 3/28/23

TRACI PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

True Copy Certification

I, Penny A. May, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Penny May, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01/24/2023

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY