Karen Johnson Davidson County
Batch# 401010 DEEDWARR
05/15/2020 12:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20200515-0050718

This instrument was prepared by:
Please record and return to:
Freedom Title Services, LLC
109 Hazel Path, Suite 2
Hendersonville, TN 37075
(615) 822-8332 phone
(615) 822-8321 fax

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, WE, **IVAN GONZALEZ**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JUSTIN PETER MABEE AND AMY STURGEON, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Final Plat, Peeples Estate Subdivision of record in Plat at Instrument No. 20180508-0044075, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Clay Morris Peeples and wife, Eugenia H. Peeples by Warranty deed from Kate Gammel, unmarried, and Zeke C. Gammel and wife, Marion T. Gammel of record in Book 2690, page 141 Register's Office for Davidson County , Tennessee, dated July 13, 1957 and recorded on July 18, 1957.

Note: The said Clay Morris Peeples died on July 22, 2006, and the said Eugenia H. Peeples (aka Frances Eugenia Hughes Peeples) died testate in Sumner county., Tennessee in October 01, 2009. Pursuant to Small Estate Affidavit filed on October 22, 2009 in Docket No. 2009P-340 in the Chancery (Probate) Court for Sumner County, Tennessee, the heirs/devisees of the estate are reported to be her three children, Harold Clay Peeples, Gary Wayne Peeples and Frances Elaine Peeples Green a/k/a Elaine Peeples Green.

Being a portion of the same property conveyed to Curtis T. Stewart, married by Warranty deed from Harold Clay Peeples and Gary Wayne Peeples and Frances Elaine Peeples Green, heirs/devisees of Eugenia H. Peeples of record in Instrument No. 20180521-0048664 Register's Office for Davidson County, Tennessee, dated May 11, 2018 and recorded on May 21, 2018.

Being a portion of the same property conveyed to Ivan Gonzalez by Warranty deed from Curtis T. Stewart, married of record in Instrument No. 20181001-0096985 Register's Office for Davidson County, Tennessee, dated September 28, 2018 and recorded on October 01, 2018.

This is improved property, known as 247 LIBERTY LANE, MADISON, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 8th day of May, 2020.

IVAN GONZALEZ

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, IVAN GONZALEZ, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 8th day of May, 2020.

NOTARY PUBLIC
My commission expires: 5-20-20

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is **$370,000.00.**

Affiant

Subscribed and sworn to before me, this the 8th day of May, 2020.

NOTARY PUBLIC
My commission expires:

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03/06/2022

Address New Owner(s) as follows:
AMY STURGEON
JUSTIN PETER MABEE
247 LIBERTY LANE
MADISON, TN 37115

Send Tax Bills To:
~~Same as above~~
Movement Mortgage, LLC
8024 Calvin Hall Rd.
Indian Land, SC 29707

MAP/PARCEL: 026-00-0/183.00

True Copy Certification

I, **Angie Lawless**, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022