CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 9, 2018	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is ~~$95,000.00~~. Affiant Subscribed and sworn to before me, this the 30th day of May, 2014. Notary Public My commission expires:_____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Seanache Homes, Inc.	SAME AS NEW OWNER	131-02-)A-114.00
1110 DICKSON LANE		
FRANKLIN, TN 37069		

BILL GARRETT, Davidson County
Trans:T20140038453 DEEDWARR
Recvd: 06/02/14 15:24 2 pgs
Fees:13.00 Taxes:351.50
20140602-0047459

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,

Louise Howell, unmarried

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Seanache Homes, Inc.

HEREINAFTER CALLED THE GRANTEE, ITS 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 Unit No. N-8 , of Hobbs House Condominium Apartments, of record in Plat Book 4595, page 74, as amended in Plat Book 5200, page 54, said Register's Office, and by Master Deed of record in Book 5289, page 515, said Register's Office, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to LOUISE HOWELL, UNMARRIED, by deed from ANDREWS PROPERTIES, INC., A TENNESSEE CORPORATION, of record in Book 5298, page 724, dated June 13, 1978, said Register's Office.
Louise B. Howell and Louise Howell are one and the same person.
Louise B. Howell appointed Harriet H. White as her Attorney in Fact by Durable General Power of Attorney of Louise B. Howell dated July 16, 2002, recorded May 19, 2006 of record in Instrument No. 20060519-0059230, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **2116 Hobbs Rd, Nashville, TN 37215**.

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 heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 heirs and assigns, against 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 my/our hand(s) this 30th day of May, 2014.

Louise Howell by Harriet Howell White, Atty-in-Fact

Louise Howell
By: Harriet H. White, her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Harriet H. White, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his/her oath acknowledged to be the Attorney-in-fact for Louise Howell, the within named bargainor(s), and that he as such Attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Louise Howell, the within named bargainor(s) by the said Harriet H. White, as such Attorney-in-fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 30th day of May, 2014.

Notary Public

My Commission Expires: 11-3-2015