BILL GARRETT, Davidson County
Trans:T20140053302 DEEDWARR
Recvd: 07/23/14 14:11 2 pgs
Fees:13.00 Taxes:536.50
20140723-0065526

Warranty Deed

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $145,000.00.

Affiant

Subscribed and sworn to before me, this the 21st day of July, 2014.

Notary Public

My commission expires: 3-6-18

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Rebecca Guinn	New Owner	
12571 Hunters Chase		131-02-0A-114.00 CO
Foley, AL 36535		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SEANACHE HOMES, INC., A NEVADA CORPORATION,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **REBECCA A. GUINN AND HUSBAND, JOE C. GUINN, AND HILLARY D. GUINN, UNMARRIED, ALL AS TENANTS IN COMMON WITH RIGHT TO SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR 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 Seanache Homes, Inc. by deed from Louise Howell, unmarried of record in Instrument No. 20140602-0047459 Register's Office for Davidson County, Tennessee, dated May 30, 2014 and recorded on June 02, 2014.

Being the same property previously conveyed to Louise Howell, unmarried by deed from Andrews Properties, Inc., a Tennessee Corporation of record in Book 5298, page 724, Register's Office for Davidson County, Tennessee, dated June 13, 1978 and recorded on June 14, 1978.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2116 Hobbs Rd., #N-8, 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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 21st day of July, 2014.

Seanache Homes, Inc., a Nevada Corporation

By:_____
Name: Richard S. Potts
Title: Authorized Shareholder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Richard S. Potts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Shareholder of Seanache Homes, Inc., a Nevada Corporation, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this 21st day of July, 2014.

_____
Notary Public

My Commission Expires:



Return to:
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212