BILL GARRETT, Davidson County
Trans:T20150018347 DEEDWARR
Recvd: 03/13/15 10:00 2 pgs
Fees:13.00 Taxes:377.40
20150313-0021654

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $102,000.00

Affiant

Subscribed and sworn to before me, this 10th day of March, 2015.

Notary Public
My commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

Address of New Owner:	Send Tax Bills to:	Tax Information
Seanache Homes, Inc. 3518 Sanford Avenue Nashville, TN 37211	New Owner	13306008400

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **John Lee Butler, married,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Seanache Homes, Inc., a Nevada Corporation,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of D.A. Mincy's Addition to Flatrock and 6 feet of an alley being the said lot which was closed in Bill 80-202, as of record in Book 547, Page 24, said Register's Office.

Said Lot No. 30 fronts 50 feet on the easterly side of Sanford Avenue and runs back 183.50 feet on the northerly line and 183.05 feet on the southerly line to an alley in the rear on which it measures 50 feet.

Being the same property conveyed to John Lee Butler, married, by Deed from Robert E. Lunn, Jr., and wife, Bonnie R. Lunn, recorded on November 19, 1986, in Book 7044, Page 74, Register's Office for Davidson County, Tennessee.

John Lee Butler hereby states and affirms that this property was never used as his marital residence and that his spouse has no marital interest in the subject property.

This property is improved property known as **3518 Sanford Avenue, Nashville, TN, 37211**

This conveyance is subject to the following: (1) Taxes for the year 2015, a lien, not yet due and payable; (2) Easements of record in Book 9948, Page 14, Register's Office for Davidson County, Tennessee; (3) all matters appearing of record in Plat Map Book 547, Page 24, Register's Office for said County.

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their 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 hand this the 10th day of March, 2015.

John Lee Butler

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John Lee Butler** the bargainor(s), 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 this the 10th day of March, 2015.

Notary Public

My Commission expires: 3-8-16

FILE NO: 2015013425

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.