WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2015

Notary Public

MY COMMISSION EXPIRES: 3-8-16

(AFFIX SEAL)

JONATHAN TRISTON JACOBS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3625 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Seanache Homes Inc.	Seanache Homes Inc.	147-10-0-161.00
(NAME)	(NAME)	
1110 Dickinson Lane	1110 Dickinson Lane	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37069	Franklin, TN 37069	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Mark Davis, an unmarried man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Seanache Homes Inc.,** 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:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Whispering Hills, Section 1, of record in Book 2331, Page 82, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No. 16 fronts 127.6 feet on the northeasterly side of Durrett Drive and extends back between lines 187 feet on the northwesterly line and 248.0 feet on the southeasterly line, to a broken line in the rear measuring 142.2 feet thereon.

Being the same property conveyed to Mark Davis, by Quitclaim Deed recorded 01/19/11 in Instrument Number 20110119-0005021, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on the Plan of Whispering Hills, Section 1, of record in Book 2331, Page 82, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 616 Durrett Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20150024665 DEEDWARR
Recvd: 04/06/15 08:43 2 pgs
Fees:13.00 Taxes:333.00
20150406-0029185

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 do 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 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 hands this 31st day of March, 2015.

X Mark Davis

Mark Davis

State of
County of

Personally appeared before me Mark Davis, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of March, 2015.

Marlene Cervantes

Notary Public Marlene Cervantes
My Commission Expires: Feb. 2, 2016

MARLENE CERVANTES
MY COMMISSION EXPIRES
February 2, 2016

File No.: 9343