Warranty Deed

Davidson County DEEDWARR Recvd: 07/13/15 14:14 3 pgs Fees:18.00 Taxes:677.10 **20150713-0068060**	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Williamson The actual consideration or value, whichever is greater, for this transfer is $183,900.00 Affiant Subscribed and sworn to before me, this the 10th day of July, 2015. Notary Public My commission expires: January 11, 2016

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

SHERI ENGEL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Adelicia Graham	Summit Funding, Inc.	
3518 Sanford Avenue	2241 Harvard St, Ste 200	133-06-0-084.00
Nashville, TN 37211	Sacramento, CA 95815	

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 **ADELICIA GRAHAM, A SINGLE WOMAN,** 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 Lot No. 30 on the Plan of D.M. 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, unmarried by Warranty deed from Robert E. Lunn, Jr, and wife, Bonnie R. Lunn of record in Book 7044, page 74, Register's Office for Davidson County, Tennessee, dated November 14, 1986 and recorded on November 19, 1986.

Being the same property conveyed to Seanache Homes, Inc., a Nevada Corporation by Warranty deed from John Lee Butler, married of record in Instrument No. 20150313-0021654 Register's Office for Davidson County, Tennessee, dated March 10, 2015 and recorded on March 13, 2015.

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 3518 Sanford Avenue, Nashville, TN 37211.

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 10th day of July, 2015.

Seanache Homes, Inc., a Nevada Corporation

By: _____ AUTHORIZED SHAREHOLDER
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 10th day of July, 2015.

_____
Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY