WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Toni Belyea
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-8-16
(AFFIX SEAL)

JONATHAN TRISTON JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON CO

G-VRES-15-2114

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Seanache Homes, Inc.	New Owner	
(NAME)	(NAME)	**117-03-0-092.00**
2114 Sharondale Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **EMERSON HARRIS AND CHRISTINE HARRIS, HUSBAND AND WIFE** , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SEANACHE HOMES, INC.,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 29 on the Plan of Hillsboro Circle, a Re-Subdivision of Campbell's Sharondale Plan of record in Plat Book 1130, Page 15, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Emerson Harris by Warranty deed from Peter B. Halverstadt and Barbara D. Halverstadt of record in Instrument No. 20110608-0043888 Register's Office for Davidson County, Tennessee, dated May 27, 2011 and recorded on June 08, 2011.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent years a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 15, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 4741, Page 433, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2114 Sharondale Drive , Nashville, Tennessee 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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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.

BILL GARRETT, Davidson County
Trans:T20150061268 DEEDWARR
Recvd: 07/27/15 11:13 2 pgs
Fees:13.00 Taxes:1387.50
20150727-0073512

Witness my/our hand(s) this the 22nd DAY OF JULY, 2015.

Emerson Harris

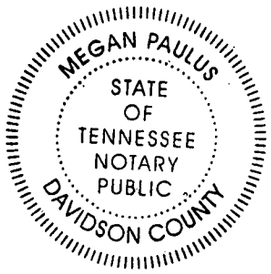
Christine Harris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EMERSON HARRIS AND CHRISTINE HARRIS, the within named bargainor, 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, this the 22nd of July, 2015.

Notary Public
My Commission Expires: 1-9-16
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212