THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 15074826**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $460,000.00. Toni Belyea Affiant Subscribed and sworn to before me, this 7th day of August, 2015. Notary Public My Commission Expires: 3-8-16

JONATHAN TRISTON JACOBS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO.

BILL GARRETT, Davidson County
Trans:T20150066625 DEEDWARR
Recvd: 08/11/15 09:44 2 pgs
Fees:13.00 Taxes:1702.00
20150811-0080157

WARRANTY DEED

Address New Owner: Seanache Homes, Inc. 1110 Dickinson Lane Franklin, TN 37069	Send Tax Bills To: Same	Tax Information: Tax Parcel ID No. 117-03-0-023.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sharon B. Groce and Samuel L. Groce, wife and husband,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Seanache Homes, Inc., a Nevada Corporation,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Re Subdivision of T.W. Crutcher & Co' s. Plat of Jacob Hostetter's Sub,- of Lots Nos 1-2 & 3 of the Bain Tract, record in Plat Book 843, Page 71, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot 19 fronts sixty (60) feet on the South side of Sweetbriar Avenue (Nashville, Tennessee) and runs back between lines 142 feet and nine inches on the West line, and 142 feet and seven inches on the East lint, to a dead line in the rear, on which it measures 60 feet.

Being the same property conveyed to Sharon B. Groce by Quitclaim deed from Samuel L. Groce of record in Book 11242, page 908, Register's Office for Davidson County, Tennessee, dated November 18, 1998 and recorded on December 08, 1998.

Samuel L. Groce joins in this conveyance for the purpose of conveying all right, Title and interest he may have and to the above described property as spouse of Sharron B. Groce.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2015 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 843, Page 71, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 641, Page 297 and Book 943, Page 645, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or

restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 2015 Sweetbriar Ave Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of August, 2015.

Sharon B. Groce

Sharon B. Groce

Samuel L. Groce

Samuel L. Groce

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sharon B. Groce and Samuel L. Groce, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of August, 2015.

Nathan L. Powers

Notary Public

My Commission Expires: 02/26/17

