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

BILL GARRETT, Davidson County
Trans: T20150067789 DEEDWARR
Recvd: 08/13/15 10:09 2 pgs
Fees: 13.00 Taxes: 584.60
20150813-0081120

JONATHAN RISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $158,000.00

Affiant

Subscribed and sworn to before me, this 11th day of August, 2015

Notary Public
My commission expires: 3-8-16

Address of New Owner:	Send Tax Bills to:	Tax Information
Carl Anthony Novak 641 Gibson Drive Madison, TN 37115	New Owner	05104004400

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, **Seanache Homes, Inc., a Nevada Corporation,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Carl Anthony Novak,** 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. 11 on the Plan of Dale Heights of record in Plat Book 2330, Page 153, 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 No. 11 fronts 70 feet on the east side of Gibson Drive and runs back 266 feet on the north line and 280.7 feet on the south line to a dead line in the rear, which is the present right-of-way of the L & N Railroad, on which it measures 70 feet.

Being the same property conveyed to Sidney C. Hinkle, an unmarried man by Warranty deed from Muslem Abdul Alrobaiei and wife, Merwa Altimim of record in Instrument No. 20021209-0151225 Register's Office for Davidson County, Tennessee, dated December 4, 2002 and recorded on December 9, 2002.

Being the same property conveyed to Seanache Homes, Inc., a Nevada Corporation by Warranty deed from Sidney C. Hinkle of record in Instrument No. 20150612-0055757 Register's Office for Davidson County, Tennessee, dated June 5, 2015 and recorded on June 12, 2015, Madison, TN 37115.

This property is improved property known as 641 Gibson Drive, Madison, TN, 37115

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 11th day of August, 2015.

Seanache Homes, Inc.,
a Nevada Corporation

By: _____
Richard Potts
Its: President

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 **Richard Potts, President of Seanache Homes, Inc., a Nevada** 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 as President.

Witness my hand and official seal at Franklin, Tennessee, this the 11th day of August, 2015.

_____
Notary Public

My Commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

FILE NO: 2015083831