BILL GARRETT, Davidson County
Trans:T20150075319 DEEDWARR
Recvd: 09/03/15 11:19 2 pgs
Fees:13.00 Taxes:1332.00
20150903-0089937

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $360,000.00

Affiant

Subscribed and sworn to before me, this 1st day of September, 2015.

Notary Public
My commission expires: 11-3-2015

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Ashley L. Ragan 3700 Inglewood Circle South Nashville, TN 37216	~~New Owner~~ Finworth Mortgage 2106 Crestmoor Rd Nashville, TN 37215	072-08-0-017.00

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 **Ashley L. Ragan, a single woman,** 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(s) 1, as shown on the map entitled Inglewood Terrace, of record in Plat Book 1130, Page 1, as amended in Book 3373, Page 461, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to SEANACHE HOMES, INC., A NEVADA CORPORATION, by deed from PATRICIA A. MARKS, of record in Instrument No. 20150303-0018415, dated February 28, 2015, said Register's Office.

This property is improved property known as **3700 Inglewood Circle South, Nashville, TN, 37216**

This conveyance is subject to the following: (1) General or special taxes and assessments required to be paid in the year 2015 and subsequent years for Map-Par. 072-08-0-017.00; (2) If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq; (3) Matters shown on the Plan of record in Plat Book 1130, Page 1, amended in Book 3373, Page 461, said Register's Office.

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 1st day of September, 2015.

Seanache Homes, Inc., a
Nevada Corporation

By: _____, President
Richard S. 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 S. Potts, President of Seanache Homes, Inc., a Nevada Corporation** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged that he, being authorized to do so, executed the within instrument for the purposes therein contained, by signing the name of the **Corporation** as such **President**.

Witness my hand and official seal at this the 1st day of September, 2015.

_____
Notary Public

My Commission expires: 2-8-14

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

FILE NO: 2015073808