Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

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 $249,942.00

Toni Belyeu
Affiant

Subscribed and sworn to before me, this 9th day of October, 2015.

Notary Public
My commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

Address of New Owner:	Send Tax Bills to:	Tax Information
Elizabeth Flatt 616 Durrett Drive Nashville, TN 37211	New Owner	147-10-0-161.00

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 **Elizabeth Flatt,** 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) 16, as shown on the map entitled Whispering Hills, Section 1, of record in Plat Book 2331, Page 82, 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., by deed from MARK DAVIS, AN UNMARRIED MAN, of record in Instrument No. 20150406-0029185, dated March 31, 2015, said Register's Office.

This property is improved property known as **616 Durrett Drive, Nashville, TN, 37211**

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. 147-10-0-161.00; (2) Matters shown on the Plan of record in Plat Book 2331, Page 82; (3) Restrictive Covenants contained in instrument of record in Book 2481, page 499; All being of record in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20150086542 DEEDWARR
Recvd: 10/12/15 08:52 2 pgs
Fees:13.00 Taxes:924.79
20151012-0103444

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 8th day of October, 2015.

Seanache Homes, Inc., a Nevada Corporation

By: _____, PRESIDENT
Richard S. Potts
Its: President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Richard S. Potts, President of Seanache Homes, Inc.,** the within named bargainor, **Nevada Corporation**, 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 foregoing instrument for the purpose therein contained, by signing the name of the Corporation as such President.

Witness my hand and official seal at this the 8th day of October, 2015.

_____
Notary Public

My Commission expires: 3-8-16

FILE NO: 2015093904

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.