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

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$290,000.00~~ $279,000.00

Brian Mitchell
Affiant

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

Notary Public
My commission expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Shane Ireland 201 Donna Drive Madison, TN 37115	Mortgage Investors Group. 8340 East Walker Springs Ln. Suite 200 Knoxville, TN 37923	042-16-0-129.00

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 **Shane Ireland, an unmarried man,** 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. 28 on the Plan of Blair Heights, Section IV, of record in Plat Book 2331, Page 60, 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 Seanache Homes, Inc., a Nevada Corporation by Warranty deed from Robert E. Wood and Joyce A. Wood, married, as tenants in common with the right of survivorship of record in Instrument No. 20150819-0083500, Register's Office for Davidson County, Tennessee, dated August 10, 2015 and recorded on August 19, 2015.

This property is improved property known as **201 Donna Drive, Madison, TN, 37115.**

This conveyance is subject to the following: (1) Taxes for the year 2016 a lien, due and payable, but not delinquent; (2) Subject to all matters shown on the Plan of record in Plat Book 2331, Page 60; (3) Restrictions of record in Book 2447, Page 291, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons; All of record in the Register's Office for Davidson County, Tennessee,

BILL GARRETT, Davidson County
Trans:T20150107632 DEEDWARR
Recvd: 12/21/15 14:46 2 pgs
Fees:13.00 Taxes:1032.30
20151221-0128151

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 December, 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,** the within named bargainor, **a 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 11th day of December, 2015.

_____
Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 5/30/2017

FILE NO: 2015114055