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 $315,000.00

Affiant

Subscribed and sworn to before me, this 27th day of January, 2016.

Notary Public
My commission expires: 10/18/16

BILL GARRETT, Davidson County
Trans:T20160007917 DEEDWARR
Recvd: 01/29/16 10:52 2 pgs
Fees:13.00 Taxes:1165.50
20160129-0008829

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Tosha LeSure 803B Morrow Road Nashville, TN 37209	New Owner	091110D00200CO

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, a Nevada Corporation,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Tosha LeSure,** 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: R.

Land in Davidson County, Tennessee, being Unit "B" Homes at 803 Morrow Road, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants Conditions and Restrictions for Homes at 803 Morrow Road, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20141030-0100308, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants of Homes at 803 Morrow Road, a Horizontal Property Regime with Private Elements, contained in the said Declaration, the Plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20141030-0100308, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to Seanache Homes, Inc., a Nevada Corporation by deed from Clennis Ray Greer and wife, Lavenia Carol Greer of record in Instrument No. 20140908-0082219 Register's Office for Davidson County, Tennessee, dated September 5, 2014 and recorded on September 8, 2014.

This property is improved property known as **803B Morrow Road, Nashville, TN, 37209**

This conveyance is subject to the following: (1) Subject to all matters shown on the Plan attached as Exhibit "C" to the Declaration of Covenants and Restrictions for Homes at 803 Morrow Road, a Horizontal Property Regime with Private Elements of record as Instrument Number 20141030-0100308; (2) Subject to all matters shown on the Plan of record in Plat Book 2083, Page 105; All being of record in the Register's Office for Davidson County, Tennessee.

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 27th day of January, 2016.

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, **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 27th of January, 2016.

_____
Notary Public

My Commission expires: 3-8-16

FILE NO: 2015114028

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.