BILL GARRETT, Davidson County
Trans:T20160014207 DEEDWARR
Recvd: 02/22/16 09:33 2 pgs
Fees:13.00 Taxes:277.50
20160222-0016389

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 $75,000.00

Affiant

Subscribed and sworn to before me, this 19th day of February, 2016.

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
Seanache Homes, Inc. 1136 Pierce Rd Madison, TN 37115	New Owner	043-02-0-007-00

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, **Julia H. Honeycutt,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Seanache Homes, Inc., a Nevada Corporation,** 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. 13 on the Plan of Re-Subdivision of Lots 2 to 6, of a Sudivision of Lot 27 and Part of Lot 29 of Dixie Pure Food Company's Subdivision at Amqui, of record in Plat Book 843, Page 66, 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 Julia H. Honeycutt by Quitclaim Deed from Ronald W. Honeycutt of record in Instrument No. 20150804-0076986 Register's Office for Davidson County, Tennessee, dated 01/06/2015 and recorded on 08/04/2015.

Being the same property conveyed to Ronald W. Honeycutt and wife, Julia H. Honeycutt by warranty deed from Beverly D. McTyier, a married woman of record in Book 9577, page 956, Register's Office for Davidson County, Tennessee, dated 01/19/1994 and recorded on 01/25/1995. (Value or consideration shown in aforementioned deed $80,000.00.) Being also known as 1136 Pierce Rd Madison, TN 37115.

This property is improved property known as **1136 Pierce Rd, Madison, TN, 37115.**

This conveyance is subject to the following: (1) Subject to all matters shown on the Plan of record in Plat Book 843, Page 66, 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 19th day of February, 2016.

Julia H. Honeycutt

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 **Julia H. Honeycutt** 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.

Witness my hand and official seal at this the 19th day of February, 2016.

Notary Public

My Commission expires: 3-8-16

FILE NO: 2016024190

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.