BILL GARRETT, Davidson County
Trans:T20160017339 DEEDWARR
Recvd: 03/02/16 14:57 2 pgs
Fees:13.00 Taxes:1211.75
20160302-0020135

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 $327,500.00

Affiant

Subscribed and sworn to before me, this 26th 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
Brook Adams Carter 324 Bowwood Drive Nashville, TN 37217-2302	New Owner	119-04-0-153.00

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 **Jason W. Carter and Brooke Carter husband and wife,** 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. 166 on the Plan of Glencliff Estates, Section Three of record in Plat Book 1424, Page 1, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot 166 fronts 100 feet on the Southeasterly side of Bowwood Drive, and runs back 288.9 feet on the Northeasterly line and 272.8 feet on the Southwesterly line to a dead line in the rear measuring 94.5 feet thereon.

Being the same property conveyed to Giles O. Pride by Order Vesting Title to Real Property from Lessie R. Pride, of record in Instrument No. 20101209-0097960 in the Register's Office for Davidson County, Tennessee, dated December 9, 2010 and recorded on December 9, 2010, and in Docket No. 10-1952-IV, in the Chancery Court for said County. The said Giles O. Pride died on November 10, 2014, his estate having been in the Probate Court for Davidson County, Tennessee, devising the subject property to Nick Ory Pride and Richard Giles Pride.

Being the same property conveyed to Seanache Homes, Inc., a Nevada Corporation by Warranty deed from Nick Ory Pride and Richard Giles Pride of record in Instrument No. 20150903-0089818 Register's Office for Davidson County, Tennessee, dated August 31, 2015 and recorded on September 03, 2015.

This property is improved property known as **324 Bowwood Drive, Nashville, TN, 37217-2302.**

This conveyance is subject to the following: (1) Taxes for the year 2016 a lien, not yet due and payable; (2) Subject to all matters shown on the Plan of record in Plat Book 1424, Page 1, 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 26th day of February, 2016.

Seanache Homes Inc., a Nevada Corporation

By: _____
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 26th day of February, 2016.

_____
Notary Public

My Commission expires: 3-8-16

FILE NO: 2016014178

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.