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 $100,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of April, 2016.

Notary Public
My commission expires: 9-19-18

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address of New Owner:	Send Tax Bills to:	Tax Information
Seanache Homes, Inc. 518 Trinity Lane East Nashville, TN 37207	New Owner	071-08-0-338.00

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, **Marsha Holden James, a married woman,** 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(s) 15, as shown on the map entitled Rawls Homes Corporation, of record in Plat Book 1130, Page 33, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Less and except deed in Book 8393, Page 422, said Register's Office.

Being part of the same property conveyed to JOHN W. HOLDEN AND WIFE, MARSHA L. HOLDEN, by deed from WILLIE P. SPICER, of record in Book 7691, Page 892, dated October 8, 1988, said Register's Office.

JOHN W. HOLDEN, having since died on or about August 3, 1999, leaving MARSHA L. HOLDEN as the surviving tenant by the entirety. Marsha L. Holden has since remarried and is now known as Marsha L. Holden James.

This property is improved property known as **518 Trinity Lane East, Nashville, TN, 37207.**

This conveyance is subject to the following: (1) General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 071-08-0-338.00; (2) Matters shown on the Plan of record in Book 1130, Page 33, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20160035050 DEEDWARR
Recvd: 04/28/16 11:02 2 pgs
Fees:13.00 Taxes:370.00
20160428-0041456

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 22nd day of April, 2016.

Marsha L. Holden James

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307, or other similar statute.

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 **Marsha L. Holden James** 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 22nd day of April, 2016.

Notary Public

My Commission expires: 9-19-18

FILE NO: 2016034312

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON