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

BILL GARRETT, Davidson County
Trans:T20160042352 DEEDWARR
Recvd: 05/20/16 08:19 2 pgs
Fees:13.00 Taxes:1147.00
20160520-0050493

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $310,000.00

Affiant

Subscribed and sworn to before me, this 18th day of May, 2016.

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
Anthony T. Lambkin	SWBC Mortgage Corp.	083-04-0-224.00
1906 Benjamin Street	9311 San Pedro #100	
Nashville, TN 37206	San Antonio, TX 37206	

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.,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Anthony T. Lambkin and Mary Lambkin, 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. 22 on the Plan of Rosebank Park of record in Plat Book 1835, Page 26, 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. by Warranty deed from Cheryl L. Smith Eubanks, married of record in Instrument No. 20160113-003522 Register's Office for Davidson County, Tennessee, dated January 11, 2016 and recorded on January 13, 2016.

This property is improved property known as **2402 Carter Avenue, Nashville, TN, 37206-1310.**

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 Book1835, Page 26, 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 18th day of May, 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., a Nevada Corporation,** the within named bargainor, 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 18th day of May, 2016.

_____
Notary Public

My Commission expires: 9-19-18

FILE NO: 2016044386

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON