BILL GARRETT, Davidson County
Trans:T20160048122 DEEDWARR
Recvd: 06/07/16 14:57 2 pgs
Fees:13.00 Taxes:1082.25
20160607-0057505

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 $292500.00

Affiant

Subscribed and sworn to before me, this 31st day of May, 2016.

Notary Public
My commission expires: 7.3.17

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

Address of New Owner:	Send Tax Bills to:	Tax Information
Michael P. Scott	SWBC Mortgage Corp	073-05-0-037.00
1917 Moran Avenue	9311 San Pedro #100	
Nashville, TN 37216	San Antonio, TX 78216	

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 **Michael P. Scott and Elizabeth Hanson, 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(s) 32, as shown on the map entitled Virginia Manor, of record in Plat Book 1835, Page 22, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to SEANACHE HOMES, INC., A NEVADA CORPORATION, by deed from JOHN MOORE AND JANET MOORE, HUSBAND AND WIFE, of record in Instrument No. 20160111-0002424, dated January 7, 2016, said Register's Office.

This property is improved property known as **1917 Moran Avenue, Nashville, TN, 37216.**

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. 073-05-0-037.00; (2) Matters shown on the Plan of record in Plat Book 1835, Page 22, said Register's Office.

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 31st 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 31st day of May, 2016.

_____
Notary Public

My Commission expires: 9-19-18

FILE NO: 2016054400

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON