BILL GARRETT, Davidson County
Trans:T20160050801 DEEDWARR
Recvd: 06/15/16 14:45 2 pgs
Fees:13.00 Taxes:610.50
20160615-0060705

This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
212 Oceola Avenue
Nashville, TN 37209
(615) 829-5190

File No.: **16-1164**

WARRANTY DEED

THIS INDENTURE, made and entered into this **5/25/2016**, by and between **Kathy Lucille Jones and Jewel Lawrence**, parties of the first part, and **Seanache Homes Inc., a Nevada Corporation**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, BEING Lot No.110 , Shelby Heights Subdivision as of record in Book 2330, Page 171, Register's Office for said County.

Said Lot No. 110 fronts 52 feet on the east margin of South Twelfth Street and extends back between parallel lines 117.9 feet on the north line and 116.4 feet on the south line to a dead line in the rear, measuring 52 feet thereon.

Augustine Baker is deceased, having died March 13,1976 and Novice Baker took over title as surviving tenant by entirety. Novice Baker died on July 21,1993 leaving as her heirs two daughters, Kathy Lucille Jones and Jewel Lawrence as shown by affidavit of heirship of record in Book 9506, Page 943 and book 9506, Page 945, Register's Office for Davidson County Tennessee.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **94-5-47**

☒ Improved : **919 S 12th Street, Nashville, TN 37206**
☐ Unimproved property located at

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Kathy Lucille Jones — Jewel Lawrence

Kathy Lucille Jones — Jewel Lawrence

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Kathy Lucille Jones and Jewel Lawrence** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 25th day of May, 2016..

Rebecca T. Garland

Notary Public

My Commission Expires: 3/8/17

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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Owner's Name: **Seanache Homes Inc., a Nevada Corporation**

and Address: **919 S 12th Street, Nashville, TN 37206**

Mail tax bills to Same

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$165,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 25th day of May, 2016..

Erin Kirouac

Notary Public

My Commission Expires: 8-5-18

ERIN KIROUAC STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

ERIN KIROUAC NOTARY PUBLIC COUNTY OF WILLIAMSON