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 $215,000.00

Trey Cain
Affiant

Subscribed and sworn to before me, this 6th day of July, 2016.

Annette Belyea
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. 835 Rose Park Drive Nashville, TN 37206-1047	New Owner	084-01-0-138-00

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, **Trey Cain, Trustee of The Rose Park Trust,** 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 No. 19 on the Plan of Section One Rose Estates of record in Plat Book 3600, Page 37, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Joseph O'Malley having predeceased Betty O'Malley on March 11, 1999 and Betty O'Malley having since died January 08, 2014 see Affidavit of Heirship of Betty O'Malley of record in Instrument Number 20160714-0072198, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Trey Cain Trustee of The Rose Park Trust by Deed dated 6-27-16 and filed for record in 20160714-0072200 Register's Office of Davidson County, Tennessee.

This property is improved property known as 835 Rose Park Drive, Nashville, TN, 37206-1047

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.

BILL GARRETT, Davidson County
Trans:T20160060890 DEEDWARR
Recvd: 07/15/16 11:21 2 pgs
Fees:13.00 Taxes:795.50
20160715-0072910

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 6th day of July, 2016.

The Rose Park Trust

By: _____
Trey Cain
Its: Trustee

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 **Trey Cain Trustee of The Rose Park Trust** 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 as Trustee.

Witness my hand and official seal at Franklin, Tennessee, this the 6th day of July, 2016.

Annette Belyea
Notary Public

My Commission expires: 9-19-18

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

FILE NO: 2016064529