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 $230,000.00

Affiant

Subscribed and sworn to before me, this 13th day July, 2016

Notary Public
My commission expires: 8-5-18

ERIN KIROUAC
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

BILL GARRETT, Davidson County
Trans: T20160062802 DEEDWARR
Recvd: 07/21/16 12:15 2 pgs
Fees: 13.00 Taxes: 851.00
20160721-0075186

Address of New Owner:	Send Tax Bills to:	Tax Information
Seanache Homes, Inc. 1110 Dickinson Lane Franklin, TN 37069	New Owner	103-08-0-125-00

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, **Janie L. Lewis,** 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. 23 on the Plan of C. H. Tritschler's Subdivision of Lots Nos. 347-348 and a part of Lot No. 349 on Plan of West Lawn Subdivision, Nashville, Tenn., of record in Plat Book 843, Page 51, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Included but excluded from above legal description is conveyance of record in Book 9182, Page 339, and described as follows:

Being a portion of said Lot 23, conveyed to Limon L. Lewis and wife, Janice L. Lewis, by Warranty Deed from C. E. Francis and wife, Fannie J. Francis of record in Book 3248, Page 327, Register's Office for said county; and,

Being more specifically described as follows: Beginning at the point which marks the northwest corner of Lot 23: thence in a easterly direction with the back property line to the point which marks the northeast corner of said lot; thence in a southerly direction with the boundary line between lot 23 and 24 a distance of 6.30 feet; thence in a westerly direction to a point on the westerly boundary of Lot 23 and the same being 4.13 feet from the point of beginning; thence in a northerly direction with said westerly boundary to the point of beginning.

Being a portion of the same property conveyed to Limon Lewis and wife, Janie L. Lewis by Warranty deed from C.E. Francis and wife, Fannie J. Francis of record in Book 3248, page 327 Register's Office for Davidson County , Tennessee, dated June 16, 1961 and recorded on June 16, 1961. The Said Limon L. Lewis having since passed away on November 29th, 2006 in Robertson County, Tennessee leaving Janie L Lewis as sole surviving Tenant.

This property is improved property known as 4306 Westlawn Drive, Nashville, TN, 37209-4922

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 13th day of July, 2016.

Janie L Lewis by Mere Ellen Roberts her atty in fact

Janie L. Lewis by Mere Ellen Roberts her Attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On July 13, 2016, before me personally appeared, Mere Ellen Roberts, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Janie L. Lewis, and who acknowledged that he executed the same as the free act and deed of Janie L. Lewis.

Witness my hand and official seal at Franklin, Tennessee, this the 13th day of July, 2016.

Erin Kirouac
Notary Public

My Commission expires: 8-5-18

ERIN KIROUAC
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

FILE NO: 2016064525