Prepared by:
Record and Return to:
Chapman & Rosanthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

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 $207,000.00

Affiant

Subscribed and sworn to before me, this 5th day of August, 2016.

Notary Public
My commission Expires:

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

BILL GARRETT, Davidson County
Trans: T20160068913 DEEDWARR
Recvd: 08/09/16 13:13 2 pgs
Fees: 13.00 Taxes: 765.90
20160809-0082812

Address of New Owner:	Send Tax Bills to:	Tax Information
Andrew Smith 4817 Citrus Drive Nashville, TN 37211-4019	New Owner	133-16-0-099.00

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, **Seanache Homes, Inc., a Nevada Corporation,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Andrew Smith and Keela Smith, 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. 44 on the Plan of Kenilworth Estates, Section Three, of record in Plat Book 2900, Page(s) 149 and 150, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 44 fronts 93.7 feet on the Northwesterly margin of Citrus Drive and extends back 138.0 feet on the Northeasterly line and 140 feet on the Southwesterly line to a dead line in the rear, measuring 55.0 feet thereon.

Being the same property conveyed to Seanache Homes, Inc., a Nevada Corporation by Warranty deed from Mary V. Hodge, an unmarried woman of record in Instrument No. 20160406-0033022 Register's Office for Davidson County, Tennessee, dated March 06, 2016 and recorded on April 06, 2016.

This property is improved property known as **4817 Citrus Drive, Nashville, TN, 37211-4019.**

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 Book 2900, Page (s) 149 and 150; (3) Restrictions of record in Book 3221, Page 445, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons; All of record in the 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 5th day of August, 2016.

Seanache Homes, Inc., a Nevada Corporation

By: _____, PRESIDENT
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 Corproation,** 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 5th day of August, 2016.

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

_____
Notary Public

My Commission expires: 5/30/2017

FILE NO: 2016074627