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 $168,000.00

Affiant

Subscribed and sworn to before me, this 4th day of August, 2016.

Notary Public
My commission expires: 8-5-18

ERIN KIROUAC
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

BILL GARRETT, Davidson County
Trans: T20160074190 DEEDWARR
Recvd: 08/25/16 09:39 2 pgs
Fees: 13.00 Taxes: 621.60
20160825-0088921

Address of New Owner:	Send Tax Bills to:	Tax Information
Seanache Homes Inc. 1110 Dickinson Lane Franklin, TN 37069	New Owner	082-03-0-333.00

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, **Amanda Dean, Successor Trustee of The 1110 Stainback Avenue Trus,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Seanache Homes Inc.,** 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. 95 on the Plan of Sharpe & Horns First Addition to Northeast Nashville, of record in Plat Book 57, Page 152, 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. 95 fronts 50 feet on the Westerly side of Stainback Avenue and runs back between parallel lines 160 feet, more or less, to an alley.

A See Pg 2

Being the same property conveyed to Dorothy Adkinson and Robert Ridley, both unmarried by Warranty deed from Sandria Webb Kirby, unmarried of record in Book 8443, page 874, Register's Office for Davidson County, Tennessee, dated September 11, 1991 and recorded on September 17, 1991. (Value or consideration shown in aforementioned deed $37,600.00.) Being also known as 1110 Stainback Street Nashville, Tennessee 37207.

A See Pg 2 For most recent conveyance.

The said Dorothy Adkinson, a/k/a Dorothy Ridley-Adkinson, a widow, having since died on May 2, 2011.

This property is improved property known as 1110 Stainback Ave, Nashville, TN, 37207

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 4th day of August, 2016.

The 1110 Stainback Avenue Trust

By: _____
Amanda Dean
Its: Successor 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 **Amanda Dean, Successor Trustee of The 1110 Stainback Avenue 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 Successor Trustee.

Witness my hand and official seal at Franklin, Tennessee, this the 4th day of August, 2016.

_____
Notary Public

My Commission expires: 8-5-18

ERIN KIROUAC
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

FILE NO: 2016084655

A Being the same property conveyed to Amanda Dean, Trustee of the 1110 Stainback Avenue Trust from Robert Ridley, Evelyn Atkerson, Michael Ridley by Deed dated 8-8-16 and filed for record in Inst. No. 20160808-0082066.