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 $245000.00

Affiant

Subscribed and sworn to before me, this 29th day of September, 2016.

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	New Owner	
2803 Meadow Rose		083 08 0 157.00
Nashville, TN 37206		

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, **Basin Properties,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Seanache Homes,** 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. 20 on the Plan of Meadow Rose Park, Section Two of record in Plat Book 2083, Page 87, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Darrell Dwayne Bailor and wife, Tammy Marie Bailor by Warranty deed from Thomas Glen Walls and wife, Beverly C. Walls of record in Book 10725, page 382, Register's Office for Davidson County, Tennessee, dated December 15, 1997 and recorded on December 17, 1997.

This property is improved property known as 2803 Meadow Rose, Nashville, TN, 37206

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.

Being the same property conveyed to Basin Properties by Deed from Darrell Dwayne Bailor + Tammy Marie Bailor dated Sept 27th 2016 and filed for record in Inst No. 20160930-0103537

BILL GARRETT, Davidson County
Trans:T20160092133 DEEDWARR
Recvd: 10/19/16 08:43 2 pgs
Fees:13.00 Taxes:906.50
20161019-0110279

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 29th day of September, 2016.

Basin Properties

By: _____
Dan Brady
Its: Managing Member

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 **Dan Brady Managing Member of Basin Properties** 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 Managing Member.

Witness my hand and official seal at Franklin, Tennessee, this the 29th day of September, 2016.

_____
Notary Public

My Commission expires: Oct. 10, 2019

FILE NO: 2016094808

HEATHER FARRAR
Notary Public
STATE OF TEXAS
My Comm. Exp. October 10, 2019