BILL GARRETT, Davidson County
Trans:T20160094620 DEEDQC
Recvd: 10/26/16 12:52 2 pgs
Fees:12.00 Taxes:0.00
20161026-0113230

Prepared by:
Cain & Associates, PLLC
7105 Crossroads Blvd Ste. 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

ANNETTE BELVEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0

Affiant

Subscribed and sworn to before me, this 21st day of October, 2016.

Annette Belvea
Notary Public
My commission expires: 9-19-18

Address of New Owner:	Send Tax Bills to:	Tax Information
CTRE Development, LLC 7105 Crossroads Blvd., Suite 101 Brentwood, TN 37027	New Owner	116-04-0-140.00

QUITCLAIM DEED

For and in consideration of the sum of one dollar & no/100 ($1.00), 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), has bargained and sold, and does hereby convey, remise, release, and forever quitclaim unto **CTRE Development, LLC, a Tennessee limited liability company,** Grantee(s), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land being, located in Davidson County, Tennessee, being Lot No. 2 on the Plan of Clearview Subdivision, as of record in Book 843, page 8, Register' s Office for Davidson County, Tennessee, described as follows:

Beginning on the westerly margin of Estes, formerly Wilson Avenue at the corner of Lots Nos. 1 and 2; thence with the line between said two lots, westwardly 112 feet to the common corner of Lots No. 1, 2 and 27; thence with the line between Lots Nos. 2 and 27, southwestwardly 67 feet to the common corner of Lot Nos. 2, 26 and 27; thence with the line between Lot Nos. 2 and 25 and 26, southwardly 100 feet to the corner of Lot Nos. 2 and 3; thence with the line between Lots Nos. 2 and 3, eastwardly 151.8 feet to the westerly margin of Estes Avenue; thence with said Avenue, northwardly 145 feet to the beginning.

Being the same property conveyed to Seanache Homes, Inc., a Nevada Corporation, by Warranty Deed from Walter Gregory Cranford and wife, Cheryl L. Cranford, dated October 20, 2016 and filed for record as Instrument Number 20161026-0113229, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to WALTER GREGORY CRANFORD AND WIFE, CHERYL L. CRANFORD, by deed from ESTATE OF MARY SUE PEEK, ROBERT TODD JACKSON AND CHERYL L. CRANFORD, of record in Book 8517, page 315, dated December 27, 1991, said Register's Office.

This conveyance is subject to any, and all existing restrictions and easements of record.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This property is improved property known as: **601 Estes Road, Nashville, TN 37215.**

This instrument and the interest released and quitclaimed are subject to limitations, restrictions and encumbrances as may affect the premises. This deed was prepared with information obtained from the Grantees. No title search was performed prior to preparation and recording of this deed.

WITNESS my hand this 21st day of October, 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 Corporation, with whom I am personally acquainted (or proved to me on, the basis of satisfactory evidence), the within named bargainor, executed the foregoing instrument for the purpose therein contained as President of Seanache Homes, Inc., a Nevada Corporation.

Witness my hand, at office, this 21st day of October, 2016.

_____
Notary Public
My commission expires: 9-19-18

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON