Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $680,000.00

Affiant

Subscribed and sworn to before me, this 16th day of December 2016.

Notary Public
My commission expires: _____

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

BILL GARRETT, Davidson County
Trans: T20160111810 DEEDWARR
Recvd: 12/20/16 09:54 2 pgs
Fees: 13.00 Taxes: 2516.00
20161220-0133457

Address of New Owner:	Send Tax Bills to:	Tax Information
Julian Dench 2015 Sweetbriar Avenue Nashville, TN 37212	New Owner	117-03-0-023.00

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 **Julian Dench and Nicola Dench,** 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. 19 on the Plan of Resubdivision of T.W. Crutcher & Co's. Plat of Jacob Hostetter's Sub,- of Lots Nos, 1-2 & 3 of the Bain Tract, record in Plat Book 843, Page 71, 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 19 fronts sixty (60) feet on the South side of Sweetbriar Avenue (Nashville, Tennessee) and runs back between lines 142 feet and nine inches on the West line, and 142 feet and seven inches on the East lint, to a dead line in the rear, on which it measures 60 feet.

Being the same property conveyed to Seanache Homes, Inc., a Nevada Corporation by Warranty deed from Sharon B. Groce and Samuel L. Groce, wife and husband of record in Instrument No. 20150811-0080157 Register's Office for Davidson County, Tennessee, dated August 07, 2015 and recorded on August 11, 2015.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as **2015 Sweetbriar Avenue, Nashville, TN 37212.**

This conveyance is subject to the following: (1) Subject to all matters shown on the Plan of record in Plat Book 843, Page 71; (2) Restrictions of record in Book 641, Page 297 and Book 943, Page 645, 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 16th day of December, 2016.

Seanache Homes, Inc.,
a Nevada Corporation

By: _____
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,** 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 Brentwood, Tennessee, this the 16th day of December, 2016.

_____
Notary Public

TREY CASH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 5/30/2017

FILE NO: 2016114906