Davidson County DEEDWARR
Recvd: 01/09/17 16:06 3 pgs
Fees:18.00 Taxes:407.00
20170109-0002555

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 $110,000.00

Affiant

Subscribed and sworn to before me, this 9th day of January, 2017.

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, INC. 1119 Dickinson Lane Franklin, TN 37069	New Owner	119-14-0-344.00

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, **BEVERLY ANN RANDOLPH TEMPLETON and Brenda Joyce Randolph Foster, Co-Executors of the Estate for Bobby Joe Randolph,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **SEANACHE HOMES, INC., a Nevada Corporation,** 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(s) 78, as shown on the map entitled the Plat of Airdrie Subdivision "C", of record in Book 547, page 160, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to BOBBY JOE RANDOLPH AND WIFE, RUTH B. RANDOLPH, by deed from CHARLES L. PARRISH, of record in Book 3909, page 253, dated June 30, 1965, said Register's Office.
The said Ruth B. Randolph having since died on or about January 31, 2012, leaving Bobby Joe Randolph the surviving tenant by entirety. The said Bobby Joe Randolph having since died testate on or about May 18, 2016 appointing BEVERLY ANN RANDOLPH TEMPLETON AND BRENDA JOYCE RANDOLPH FOSTER, CO-EXECUTRIX OF THE ESTATE BOBBY JOE RANDOLPH will full power to sell pursuant to will of record in the Seventh Circuit Probate Court of Davidson County, Nashville, Tennessee Docket No. 16P-987.

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 3102 Wingate Avenue, Nashville, TN 37211

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 9th day of January, 2017.

BEVERLY ANN RANDOLPH TEMPLETON

Brenda Joyce Randolph Foster

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 **BEVERLY ANN RANDOLPH TEMPLETON and Brenda Joyce Randolph Foster,** 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.

Witness my hand and official seal at Brentwood, Tennessee, this the 9th day of January, 2017.

Notary Public

My Commission expires: 9-19-18

FILE NO: 2016124950

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, Jonathan Triston Jacobs, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Annette Belyea, a notary public for this county and state, [Jonathan Triston Jacobs :] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Annette Belyea
Notary's Signature

My Commission Expires: 9-19-18
Notary' Seal (if on paper)

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON