BILL GARRETT, Davidson County
Trans:T20170026354 DEEDWARR
Recvd: 03/29/17 10:46 2 pgs
Fees:13.00 Taxes:2405.00
20170329-0030437

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 $649,999.00

Affiant

Subscribed and sworn to before me, this 24th day of March, 2017.

Notary Public
My commission expires: 5/18/18

KARA L. WALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

Address of New Owner:	Send Tax Bills to:	Tax Information
Nicholas Giovino	Farmington Mortgage	103-08-0-125.00
4306 Westlawn Drive	2002 Richard Jones Rd, Ste 300A	
Nashville, TN 37209	Nashville, TN 37215	

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 **Nicholas Giovino and Margaret Giovino, husband and wife,** 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. 23 on the Plan of C. H. Tritschler's Subdivision of Lots Nos. 347-348 and a part of Lot No. 349 on Plan of West Lawn Subdivision, Nashville, Tenn., of record in Plat Book 843, Page 51, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Included but excluded from above legal description is conveyance of record in Book 9182, Page 339, and described as follows:

Being a portion of said Lot 23, conveyed to Limon L. Lewis and wife, Janice L. Lewis, by Warranty Deed from C. E. Francis and wife, Fannie J. Francis of record in Book 3248, Page 327, Register's Office for said county; and,

Being more specifically described as follows: Beginning at the point which marks the northwest corner of Lot 23: thence in a easterly direction with the back property line to the point which marks the northeast corner of said lot; thence in a southerly direction with the boundary line between lot 23 and 24 a distance of 6.30 feet; thence in a westerly direction to a point on the westerly boundary of Lot 23 and the same being 4.13 feet from the point of beginning; thence in a northerly direction with said westerly boundary to the point of beginning.

Being a portion of the same property conveyed to Seanache Homes, Inc., a Nevada Corporation, from Janie L. Lewis, by Warranty Deed and recorded on July 21, 2016 of record Instrument Number 20160721-0075186, Registers Office for Davidson County, Tennessee.

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 **4306 Westlawn Drive, Nashville, TN 37209.**

This conveyance is subject to the following: (1) Subject to all matters shown on the Plan of record in Plat Book 843, Page 51; (2) Sanitary Sewer Easement of record in Book 1730, Page 34; 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 24th day of March, 2017.

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.,** the within named bargainor, **a Nevada Corporation**, 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 24th day of March, 2017.

_____
Notary Public

My Commission expires: 12-4-21

FILE NO: 2017025084

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD