BILL GARRETT, Davidson County
Trans:T20170032017 DEEDWARR
Recvd: 04/17/17 15:19 2 pgs
Fees:13.00 Taxes:925.00
20170417-0037179

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 $250,000.00

Affiant

Subscribed and sworn to before me, this 13th day of April, 2017.

Notary Public
My commission expires: 7-3-17

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

Address of New Owner:	Send Tax Bills to:	Tax Information
Gina Marie Dicarlo 518 E. Trinity Lane Nashville, TN 37207	FAIRWAY MORTGAGE 240 TECHNOLOGY DRIVE IDAHO FALLS, ID 83401	071-08-0-338.00

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 **Gina [redacted] Dicarlo,** 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. 15, as shown on the map entitled Rawls Homes Corporation, of record in Plat Book 1130, Page 33, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Less and Except deed in Book 8393, Page 422, said Register's Office.

Being the same property conveyed to Seanache Homes, Inc., a Nevada Corporation, from Marsha Holden James, a married woman, by Warranty Deed and recorded on April 28, 2016 of record Instrument Number 20160428-0041456, 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 **518 E. Trinity Lane, Nashville, TN 37207.**

This conveyance is subject to the following: (1) All matters appearing on the Plan of record in Book 1130, Page 33; (2) Deed of conveyance to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 8393, Page 422; 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 7th day of April, 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 7th day of April, 2017.

_____
Notary Public

My Commission expires: 1-24-21

FILE NO: 2017035097

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD