BILL GARRETT, Davidson County
Trans:T20170055257 DEEDWARR
Recvd: 06/28/17 11:21 2 pgs
Fees:13.00 Taxes:2386.50
20170628-0065010

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 $645,000.00

Affiant

Subscribed and sworn to before me, this 19th day of June, 2017.

Notary Public
My commission expires:

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

Return To:

BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

Address of New Owner:	Send Tax Bills to:	Tax Information
Will and Catherine Cromer 2114 A Sharondale Drive Nashville, TN 37215	SWBC Mortgage Corp. 9311 San Pedro #100 San Antonio, TX 78216	117-03-0V-002.00

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 **Will D. Cromer and Catherine W. Cromer, 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 Unit A of the 2114 Sharondale Drive Townhomes, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for 2114 Sharondale Drive Townhomes of record in Instrument No. 20160323-0027560, as amended in Instrument No. 20170607-0056838, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of 2114 Sharondale Drive Townhomes, as shown on Exhibit "A" to the Declaration of record in Instrument No. 20160323-0027560, as amended in Instrument No. 20170607-0056838, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit.

Being part of the same property conveyed to Seanache Homes, Inc. by Warranty Deed from Emerson Harris and Christine Harris, husband and wife, dated July 22, 2015 of record as Instrument No. 20150727-0073512, Register's 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 **2114 A Sharondale Drive, Nashville, TN 37215.**

This conveyance is subject to the following: (1) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for 2114 Sharondale Drive Townhomes of record in Instrument No. 20160323-0027560, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition, or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United State Code, or (b) relates to handicap but does not discriminate against handicapped persons.

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 19th day of June, 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 19th day of June, 2017.

_____
Notary Public

My Commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

FILE NO: 2017055260