BILL GARRETT, Davidson County
Trans:T20170063664 DEEDWARR
Recvd: 07/25/17 12:37 2 pgs
Fees:13.00 Taxes:303.40

20170725-0075115

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 $82,000.00

Affiant

Subscribed and sworn to before me, this 14th day of July, 2017

Notary Public
My commission expires: 10-4-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner:	Send Tax Bills to:	Tax Information
Seanache Homes, Inc 1110 Dickinson Lane Franklin, TN 37069	New Owner	148-14-0-209.00

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, **Bobbie Hancock Harris,** 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 No. 55 on the Plan of Haywood Forest, Section 3, Re-subdivision of Lots 54, 55, and 56, of record in Book 5190, Page 455, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ellis Hancock and wife, Frances Hancock by Warranty Deed from Bob Potter Company dated September 19, 1980 of record in Book 5657, Page 975, Register's Office for Davidson County, and thereafter the said Ellis Hancock and wife Frances Hancock reserved a joint estate for life to the survivor of them, in a Quitclaim Deed by which they conveyed the Estate-In-Remainder to their daughter, Bobbie Hancock Oglesby (n/k/a Bobbie Hancock Harris); said Quitclaim Deed being of record in Book 6416, Page 545, Register's Office for Davidson County. The said Ellis Hancock died on June 12, 1987. The said Frances Hancock conveyed her life estate in and to the same property to Bobbie Hancock Oglesby by Quitclaim Deed of record as Instrument No. 20090806-0073953, Register's Office for Davidson County.

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 **121 Colemont Drive, Antioch, TN 37013.**

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 14th day of July, 2017.

Bobbie Hancock Harris

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 **Bobbie Hancock Harris,** 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 14th day of July, 2017.

Notary Public

My Commission expires: 9-19-18

FILE NO: 2017065338

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON