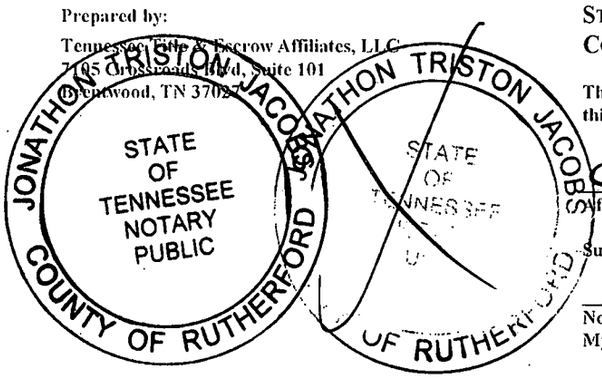
Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027




STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $314,160.00

Affiant

Subscribed and sworn to before me, this 28th day of July, 2017.

Notary Public
My commission expires: 1-24-21

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Bonnie McDonald | FirstBank | 119-14-0-344.00 |
| 3102 Wingate Road | 318 Seaboard Lane, Suite 205 | |
| Nashville, TN 37211 | Franklin, TN 37067 | |

## 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 **Bonnie McDonald and Justin Miller,** 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. 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 Seanache Homes, Inc., a Nevada Corporation, from Beverly Ann Randolph Templeton and Brenda Joyce Randolph Foster, Co-Executors of the Estate for Bobby Joe Randolph, by Warranty Deed and recorded on January 9, 2017 of record Instrument Number 20170109-0002555, 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 **3102 Wingate Road, Nashville, TN 37211.**

This conveyance is subject to the following: (1) All matters appearing on the Plan of record in Book 547, Page 160; (2) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Restrictive Covenants of record in Book 928, Page 752, 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; All of record in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20170066024 DEEDWARR
Recvd: 08/01/17 14:17 2 pgs
Fees:13.00 Taxes:1162.39
20170801-0078122

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 28th day of July, 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 28th day of July, 2017.

_____
Notary Public

My Commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

FILE NO: 2017025065