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 $400,000.00

Affiant

Subscribed and sworn to before me, this 21st day of July, 2017.

Notary Public
My commission expires: 12-4-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

BILL GARRETT, Davidson County
Trans: T20170067351 DEEDWARR
Recvd: 08/04/17 10:40 2 pgs
Fees: 13.00 Taxes: 1480.00

20170804-0079804

Address of New Owner:	Send Tax Bills to:	Tax Information
Seanache Homes, Inc 1215 Linden Avenue Nashville, TN 37212	← Same	105-13-0-089.00

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, **Phyllis Henry and Frances E. Henry and Eric Keith Henry,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Seanache Homes, Inc,** 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:

Being the westerly half of Lot No. 63, in the Belmont Land Company's Plan of lots, called "Belmont Heights", of record in Book 421, Page 34, Register's Office for Davidson County, Tennessee.

Said westerly half of said Lot No. 63 fronts 50 feet on the south side of Linden Avenue and runs back between parallel lines 188 feet to an alley.

Being the same property conveyed to John S. Henry, Jr., unmarried by Warranty Deed from Dan Wetzel and wife, Gail Wetzel, dated September 13, 1979 of record in Book 5498, Page 382, Register's Office for Davidson County, Tennessee.
Being the same property conveyed to John S. Henry, Jr. and Phyllis Henry by Quitclaim Deed from John S. Henry, Jr. dated February 25, 2000 of record as Instrument No. 20000303-0021592, Register's Office for Davidson County, Tennessee.
Said John S. Henry, Jr. died on April 2, 2005 as attested to by Affidavit of Heirship of record as Instrument No. 20050707-0078524 and by Affidavit of Heirship of record as Instrument No. 20050707-0078523, Register's Office for Davidson County, Tennessee.
Both affiants declare the decedent died with the following heirs: Phyllis Henry, daughter; Francis Henry, son; and Eric Henry, son.

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 1215 Linden Avenue, Nashville, TN 37212

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 21st day of July, 2017.

Phyllis Henry

Phyllis Henry

Frances E. Henry

Frances E. Henry

Eric Keith Henry

Eric Keith Henry

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 **Phyllis Henry, Frances E. Henry, and Eric Keith Henry,** 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 21st day of July, 2017.

Notary Public

My Commission expires: 1-24-21

FILE NO: 2017065337

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD