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 $650,000.00

Amanda Minor
Affiant

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

Notary Public
My commission expires: 7-16-18

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

BILL GARRETT, Davidson County
Trans: T20170069119 DEEDWARR
Recvd: 08/10/17 09:12 2 pgs
Fees: 13.00 Taxes: 2405.00
20170810-0081871

Address of New Owner:	Send Tax Bills to:	Tax Information
Marcia Leigh Davis 2114 B Sharondale Drive Nashville, TN 37215	Guaranteed Rate, Inc. 3940 N. Ravenswood Chicago, IL 60613	117-03-0V-001.00

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 **Watson Louis Hall and Marcia L. Davis,** 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 B, as shown on the plan entitled Declaration of Covenants, Conditions and Restrictions for 2114 Sharondale Drive Townhomes, A Horizontal Property Regime with Private Elements, of record in Instrument No. 20160323-0027560 as amended in Instrument No.20170607-0056838, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> 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 B 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 as amended by instrument of record as Instrument No. 20170607-0056838, 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; (2) Subject to Notes, Easements, Building Setback Lines, Etc., if any as may be set forth on the Plan of Hillsboro Circle, as of record in Book 1130, Page 15; 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 28th day of July, 2017.

Seanache Homes, Inc., a Nevada Corporation

By: _____
Richard 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 Potts, President for Seanache Homes Inc., a Nevada Corporation,** the within named bargainor 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: 2017065294