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

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $90,000.00

Affiant

Subscribed and sworn to before me, this 25th day of August, 2017.

Notary Public
My commission expires: 12-1-21

Address of New Owner:	Send Tax Bills to:	Tax Information
Seanache Homes, Inc.,	Owner at	147-08-0-231.00
1110 Dickinson Lane	4304 Hopewood Dr	
Franklin, TN 37069	Nashville, TN 37211	

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, **Angela R. Burns and Lokitha Burns, heirs of Sarah E. Burns, a/k/a Sarah Elizabeth Burns,** 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. 56, Section 4, Beverly Heights of record in Book 5200, Page 263, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Sarah E. Burns and Angela R. Burns, unmarried persons, by Warranty Deed from William B. McCormick and wife, Sherri L. McCormick dated May 18, 1988 of record in Book 7549, page 315, Register's Office for Davidson County, Tennessee. The same property was conveyed to Sarah E. Burns by Quitclaim Deed from Angela R. Burns, unmarried, dated April 22, 1994 of record in Book 9325, Page 863, Register's Office for Davidson County, Tennessee. The same property was conveyed to Sarah Elizabeth Burns (self) and Angela Rochella Burns (daughter) by Quitclaim Deed from Sarah Elizabeth Burns dated March 31, 2017 of record as Instrument No. 20170403-0032098, Register's Office for Davidson County, Tennessee.

The said Sarah Elizabeth Burns having since died on April 2, 2017, without a Wil, in Davidson County, Tennessee, leaving as her only heirs her two daughters Angela Rochella Burns and Lokitha Burns. For further evidence see Affidavits of Heirship recorded on September 13, 2017, in Instrument Numbers 20170913-0093516*; and *, 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 **4304 Hopewood Drive, Nashville, TN 37211.**

Bill Garrett Davidson County
Batch# 515 **DEEDWARR**
09/13/2017 10:41:41 AM 2 pgs
Fees: $13.00 Taxes: $333.00

20170913-0093517

This conveyance is subject to the following: (1) All matters appearing on the Plan of record in Book 5200, Page 263; (2) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Restrictive Covenants of record in Book 5626, Page 220, 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 25th day of August, 2017.

Angela R Burns

Angela R. Burns

Lokitha Burns

Lokitha Burns

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 **Angela R. Burns and Lokitha Burns,** 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 25th day of August, 2017.

Notary Public

My Commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

FILE NO: 2017085454