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

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $355,000.00

Affiant

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

Notary Public
My commission expires: 1-9-18

STATE OF TENNESSEE NOTARY PUBLIC DENNIE L. GREGORY DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Derek C. Eli 835 Rose Park Drive Nashville, TN 37206	Success Mortgage Partners, Inc 1200 S. Sheldon Rd. Ste 150 Plymouth, MI 48170	084-01-0-138.00 084-01-0-138.00

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 **Derek C. Eli and Melissa L. Eli, husband and wife,** 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. 19 on the Plan of Section One Rose Estates of record in Plat Book 3600, Page 37, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Seanache Homes, Inc., a Nevada Corporation, from Trey Cain, Trustee of The Rose Park Drive Trust, by Warranty Deed and recorded on July 15, 2016 of record Instrument Number 20160715-0072910, 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 **835 Rose Park Drive, Nashville, TN 37206.**

This conveyance is subject to the following: Subject to all matters shown on the Plan of record in Plat Book 3600, Page 37, Register's Office for Davidson County, Tennessee.

Bill Garrett Davidson County
Batch# 1660 DEEDWARR
09/18/2017 10:37:03 AM 2 pgs
Fees: $13.00 Taxes: $1,313.50

20170918-0095079

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 September, 2017.

Seanache Homes, Inc., a Nevada Corporation

By: _____

Its: Authorized Representative

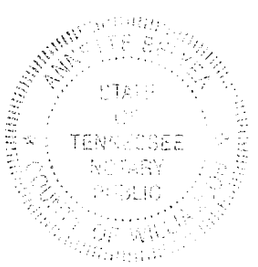
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Triston Jacobs, Authorized Representative **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 limited liability company as such Authorized Representative.

Witness my hand and official seal at Brentwood, Tennessee, this the 14th day of September, 2017.

Annette Belyea
Notary Public

My Commission expires: 9/19/18



FILE NO: 2017085477