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

Bill Garrett Davidson County
Batch# 5875 DEEDWARR
09/29/2017 09:36:48 AM 2 pgs
Fees: $13.00 Taxes: $1,406.00

20170929-0099716

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $380,000.00

Affiant

Subscribed and sworn to before me, this 26th day of September 2017

Notary Public
My commission expires: 7-6-2020

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2020

Address of New Owner:	Send Tax Bills to:	Tax Information
Kirkland Vaughn and Emma Beth Vaughn 2803 Meadow Rose Drive Nashville, TN 37206	First Bank 318 Seaboard Lane # 205 Franklin, TN 37067	083-08-0-157.00

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 **Kirkland Vaughn and Emma Beth Vaughn, husband and wife, as tenants by the entirety** 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. 20 on the Plan of Meadow Rose Park, Section Two of record in Plat Book 2083, Page 87, 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 by Warranty Deed from Basin Properties dated September 29, 2016 of record Instrument Number 20161019-0110279, 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 **2803 Meadow Rose Drive, Nashville, TN 37206.**

This conveyance is subject to the following: (1) All matters appearing on the Plan of record in Book 2083, Page 87; (2) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Restrictive Covenants of record in Book 2196, page 221 and Book 2275, Page 305, 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 being 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 26th day of September 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 26th day of September 2017.

_____
Notary Public

My Commission expires: 7-6-2020



FILE NO: 2017085476