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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: M-VRES-17-2113

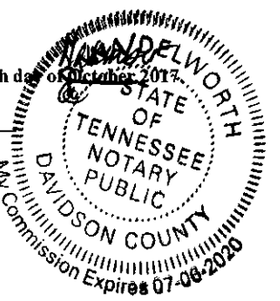
STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $310,000.00

Affiant

Subscribed and sworn to before me, this 15th day of October, 2017.

Notary Public
My commission expires: 7/6/20



Address of New Owner:	Send Tax Bills to:	Tax Information
Grace Stern 2113 Pinewood Road Nashville, TN 37216	new owners	072-12-0-091.00

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 **Grace Stern, an unmarried woman and Lisa Stern, an unmarried woman, as tenants in common with right of survivorship,** 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(s) 63, as shown on the map entitled Dalewood, Section 1, of record in Plat Book 1424, Page 108, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Seanache Homes Inc., a Nevada Corporation, by Deed from Trey Cain Trustee of the Pinewood Road Trust dated February 17th, 2017 and filed for record on March 8, 2017, in Inst No. 20170308-0022921, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Trey Cain, Trustee of The Pinewood Road Trust, by Warranty Deed from Cynthia Coleman dated February 17, 2017 of record as Instrument No. 20170228-0019693, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Cynthia E. Coleman, unmarried, by deed from William Steven Russell and wife, Kimberly Russell, dated July 20, 2001 of record as Instrument No. 20010725-0078751, Register's Office of 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 **2113 Pinewood Road, Nashville, TN 37216.**

This conveyance is subject to the following: (1) All matters appearing on the Plan of record in Plat Book 1424, page 108, Register's Office for Davidson County, Tennessee.

Bill Garrett Davidson County
Batch# 27389 DEEDWARR
11/17/2017 12:13:38 PM 2 pgs
Fees: $13.00 Taxes: $1,147.00

20171117-0118337

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 15th day of November, 2017.

Seanache Homes, Inc., a
Nevada Corporation

By: _____
Richard S. Potts
Its: President

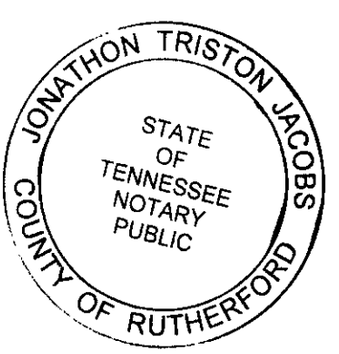
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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 **limited liability company** as such **President.**

Witness my hand and official seal at Brentwood, Tennessee, this the 15th day of November, 2017.

_____
Notary Public

My Commission expires: 1-24-21



FILE NO: 2017105566