This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-17-1280

Bill Garrett Davidson County
Batch# 41188 DEEDWARR
12/27/2017 10:58:52 AM 2 pgs
Fees: $13.00 Taxes: $758.50

20171227-0131086

STATE OF TENNESSEE
COUNTY OF Will

The actual consideration or value, whichever is greater, for this transfer is $205,000.00

Affiant

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Subscribed and sworn to before me, this the 21st day of December, 2017

Notary Public
My Commission Expires: 1-24-21

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Seanache Homes, Inc., a Nevada Corporation 1110 Dickinson Ln Franklin, TN 37069	← Same	133-14-0-040

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($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, I/we, **Prabhakar Pallapothu and wife, Lakshmi Pallapothu**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Seanache Homes, Inc., a Nevada Corporation**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 87, on the Plan of Elysian Park as of record in Book 2331, Page 32, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Prabhakar Pallapothu and wife, Lakshmi Pallapothu by Warranty Deed from Betty J. Evans, unmarried, recorded on the 23rd day of August, 1985 in Deed Book 6637, Page 534, in the Register's Office of Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **4817 Lynn Drive, Nashville, TN 37211.**

This conveyance is made subject to 1) Property taxes for the year 2018, a lien not yet due and payable. Said 2017 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of December, 2017.

GRANTOR:

X Prabhakar Pallapothu
Prabhakar Pallapothu

X Lakshmi Pallapothu
Lakshmi Pallapothu

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Prabhakar Pallapothu and Lakshmi Pallapothu**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of December, 2017.

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020

Notary Public
My Commission expires: _____