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 #: 6-SH-18-719

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $470,000.00

Affiant

Subscribed and sworn to before me, this 5th day of June 2018.

Notary Public
My commission expires: 7/6/20

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

Address of New Owner:	Send Tax Bills to:	Tax Information
Bryan Letcher 919 South 12th Street Nashville, TN 37206	newowners	094-05-0-047.00

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 **Bryan Letcher and Alison Letcher, 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. 110, Shelby Heights Subdivision, Section One Revised, as of record in Book 2330, page 171, 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, by Warranty Deed from Kathy Lucille Jones and Jewel Lawrence dated on May 25, 2016 of record as Instrument No. 20160615-0060705, 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 **919 South 12th Street, Nashville, TN 37206.**

This conveyance is subject to the following: (1) All matters appearing on the Plan of record in Book 2330, page 171 as revised in Book 3132, page 455, Register's Office for Davidson County, Tennessee.

Bill Garrett Davidson County
Batch# 102387 DEEDWARR
06/08/2018 10:59:06 AM 2 pgs
Fees: $13.00 Taxes: $1,739.00

20180608-0055213

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 5th day of June, 2018.

Seanache Homes, Inc., a Nevada Corporation

By: _____
Triston Jacobs
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 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 **Authorized Representative**.

Witness my hand and official seal at Brentwood, Tennessee, this the 5th day of June, 2018.

_____
Notary Public

My Commission expires: 7-6-2020

FILE NO: 2018045809

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