#34304

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $1,320,175.28

Affiant

Subscribed and sworn to before me, this 7th day of September, 2018.

Notary Public
My commission expires: October 7, 2019

Address of New Owner:	Send Tax Bills to:	Tax Information
Bevan Londergan 1215 Linden Avenue Nashville, TN 37212	~~Reed~~ CapStar Bank 2002 Richard Jones Rd, Ste 1300 Nashville, TN 37215	105-13-0-089.00

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 **Bevan Londergan, an unmarried man** 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:

Being the westerly half of Lot No. 63, in the Belmont Land Company's Plan of lots, called "Belmont Heights", of record in Book 421, Page 34, Register's Office for Davidson County, Tennessee.

Said westerly half of said Lot No. 63 fronts 50 feet on the south side of Linden Avenue and runs back between parallel lines 188 feet to an alley.

Being the same property conveyed to Seanache Homes, Inc., from Phyllis Henry and Frances E. Henry and Eric Keith Henry, by Warranty Deed and recorded on August 4, 2017 of record Instrument Number 20170804-0079804, Registers Office for Davidson County, Tennessee.

Being also known as 1215 Linden Avenue, Nashville, Tennessee 37212.

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 1215 Linden Avenue, Nashville, TN 37212

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.

Karen Y Johnson Davidson County
Batch# 140451 DEEDWARR
09/13/2018 09:36:30 AM 3 pgs
Fees: $18.00 Taxes: $4,884.65
20180913-0090811

WITNESS my hand this the 7th day of September, 2018.

Seanache Homes, Inc.,

By: _____
Richard Potts
Its: President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard Potts President of **Seanache Homes, Inc., a Nevada Corporation,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained as President.

Witness my hand and official seal at Brentwood, Tennessee, this the 7th day of September, 2018.

_____
Notary Public

My Commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

FILE NO: 2018035758

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

