Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B18-2331

Karen Y Johnson Davidson County
Batch# 161861 DEEDWARR
11/16/2018 10:39:27 AM 2 pgs
Fees: $13.00 Taxes: $314.50
20181116-0113008

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of November, 2018

Notary Public

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

Commission Expires: 12/15/21

Address of New Owner	Send Tax Bills To:	Map & Parcel
Seanache Homes, Inc. 1110 Dickinson Lane Franklin, TN 37067	SAME AS BUYER 1110 Dickinson Ln. Franklin, TN 37067	053-16-0-010.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Josh Terry, Trustee of The 220 Pitts Ave Trust

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Seanache Homes, Inc., a Nevada Corporation

HEREINAFTER CALLED THE GRANTEES, 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 the easterly one-half of Lot No. 10, on the plan of Hays Subdivision, not of record, described as follows:

Beginning at a point in the westerly margin of Pitts Avenue, the common corner of Lot Nos. 9 and 10, said point being located 1,574.6 feet southerly from the southerly line of the Tennessee Central Railway right-of-way; thence westerly with the line between the two lots, 175 feet to a point; thence southerly and parallel with the northerly margin of Pitts Avenue, 60 feet to a point in the northerly margin of Ray Avenue; thence easterly with the margin of said Ray Avenue, 175 feet to the northwesterly intersection of said Ray and Pitts Avenue; thence northerly with the margin of said Pitts Avenue, 60 feet to the point of beginning.

Being the same property conveyed to Josh Terry, Trustee of The 220 Pitts Avenue Trust by Warranty Deed from George R. Wauford, unmarried and mother, Theresa N. Wauford of record in Instrument No. 20181109-0110996, Register's Office for Davidson County, Tennessee, dated November 8, 2018 and recorded on November 9, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 220 Pitts Avenue, Old Hickory, TN 37138

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 so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 8th day of November, 2018.

Josh Terry, Trustee

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Josh Terry, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Trustee of The 220 Pitts Avenue Trust the within named bargainor, and that he as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 8th day of November, 2018.

Notary Public

My commission expires: 12/15/21

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON