Karen Johnson Davidson County
Batch# 199909 DEEDWARR
02/27/2019 11:47:30 AM 2 pgs
Fees: $13.00 Taxes: $351.50
20190227-0017800

WARRANTY DEED

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$95,000.00.**

Affiant

Subscribed and sworn to before me this 21st day of February, 2019

Notary Public
My Commission expires: 7/5/19
(Affix Seal)

THIS INSTRUMENT PREPARED BY

Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Seanache Homes, Inc.	SAME	081-10-0-116.00
1110 Dickinson Lane		
Franklin, TN 37207		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Andy Maloney, as Trustee for The 2507 Santi Ave Trust**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Seanache Homes, Inc. a Nevada Corporation**, its successors and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 44 and the easterly 3 feet of Lot No. 43 on the Plan of Cobbs' Subdivision of the Harding Bosley Tract of record in Book 161, page 155, Register's office for said County.

Said Lot No. 44 and part of Lot No. 43 front together 53 feet on the southerly margin of Santi Street, formerly Rose, formerly Yarbrough Street, and extend back between parallel lines 150 feet to an alley.

Being the same property conveyed to Andy Maloney, as Trustee for The 2507 Santi Ave Trust by deed from William Orlando Allen on February 21, 2019, of record in Instrument Number 20190227-0017732 **, Register's Office for Davidson County, Tennessee.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Subject to all matters as shown on the Plan of record in Book 161, page 155, Register's Office Davidson County, Tennessee.

This is improved property known as: **2507 Santi Avenue, Nashville, TN 37208**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this February 21, 2019.

The 2507 Santi Ave Trust

By Andy Maloney, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Andy Maloney, as Trustee** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 21, 2019

My commission expires 2/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, **Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal E. Wilson, III, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 2/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY