Karen Johnson Davidson County
Batch# 207598 DEEDWARR
03/19/2019 12:16:51 PM 2 pgs
Fees: $13.00 Taxes: $1,961.00
20190319-0024974

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 $530,000.00

Affiant

Subscribed and sworn to before me, this 18th day of March, 2019

Notary Public
My commission expires: 9/20/2022

CARL E DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address of New Owner:
Kirtley D. Whittington
409A Theresa Ave
Nashville, TN 37205

Send Tax Bills to:
New Owner

Tax Information
104-01-2B-002.00

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.**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Kirtley D. Whittington and Lanie B. Whittington, 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:

A certain townhome located in Davidson County, Tennessee, being Unit No. A of 409 Theresa Avenue Townhomes, a Horizontal Property Regime with Private Elements established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101., et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing 409 Theresa Avenue Townhomes, a Horizontal Property Regime of record in Instrument Number 20161017-0109427 and as amended by instrument of record as Instrument No. 20180507-0043346, which was corrected by affidavit of record as Instrument No. 20180724-0072008, in the Register's office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Seanache Homes, Inc., a Nevada corporation, by Warranty Deed from Randall Rigsby and Juanita Rigsby, husband and wife, of record in Instrument No. 20160928-0102298, dated September 16, 2016, 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 409A Theresa Ave, Nashville, TN 37205

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 18th day of March, 2019.

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.**, 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 containedas President.

Witness my hand and official seal at Brentwood, Tennessee, this the 18th day of March, 2019.

_____
Notary Public

My Commission expires: 1-24-21

FILE NO: 2019026132

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD