Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
MJ19-0045

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,900.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 22nd day of May, 2019

Notary Public

Commission Expires: 7-6-2020

Karen Johnson Davidson County
Batch# 234333 DEEDWARR
05/24/2019 09:19:17 AM 2 pgs
Fees: $13.00 Taxes: $702.63
20190524-0049264

GERALD FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Dana Linton 5510 Country Drive Apt. 129 Nashville, TN 37211	New Owner	162-09-0A-129.00-CO

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,

Seanache Homes, Inc., a Nevada Corporation

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

Dana Linton, an unmarried woman

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 all of Unit No. 129 on the Plan of Hickory Valley Condominiums, Phase 2, as of record in Plat Book 4460, Page 133, and Master Deed of record in Book 4659, Page 32, 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, 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; together with a percentage interest in the common elements.

Being the same property conveyed to Seanache Homes, Inc by Warranty deed from James B. Spears and Carrie M. Spears, husband and wife as joint tenants with rights of survivorship of record in Instrument No. 20181204-0118227 Register's Office for Davidson County, Tennessee, dated November 29, 2018 and recorded on December 04, 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: 5510 Country Drive, Apt. 129, Nashville, TN 37211

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 22nd day of May, 2019.

Seanache Homes, Inc., a Nevada Corporation

By: _____
Richard S. Potts, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned of the state and county mentioned, personally appeared Richard S. Potts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President of Seanache Homes, the within named bargainor, a Corporation, and that such Richard S. Potts as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as President.

Witness my hand and official seal at Brentwood, Tennessee this 22nd day of May, 2019.

_____
Notary Public
My Commission Expires: 10/9/19

(Notary Seal)

JULIA A. HIRT
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-9-2019