Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville. TN 37215

Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ19-0360

Karen Johnson Davidson County
Batch# 308137 DEEDWARR
10/30/2019 09:19:36 AM 2 pgs
Fees: $13.00 Taxes: $740.00
20191030-0111237

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 8th day of October, 2019

Notary Public

Commission Expires: _____

MCKENZIE TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 17, 2020

Address of New Owner	Send Tax Bills To:	Map & Parcel
Heidi Burson 220 Pitts Avenue Old Hickory, TN 37138	NEW OWNER	53-16-0-010.00

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,

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

Heidi L. Burson, an unmarried woman, Philip L. Burson and Denise C. Burson, husband and wife, joint tenants with right of survivorship

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 Seanache Homes, Inc., a Nevada Corporation by Warranty deed from Josh Terry, Trustee of The 220 Pitts Ave Trust of record in Instrument 20181116-0113008, Register's Office for Davidson County, Tennessee, dated 11/8/2018 and recorded on 11/16/2018.

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 October, 2019.

Seanache Homes, Inc, a Nevada Corporation

By: _____
Richard S. Potts, President

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned notary public, of the sate and county aforesaid, personally appeared **Richard S. Potts,** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be the **President** of **Seanache Homes, Inc.,** the within named bargainor, a **Tennessee Corporation**, and that he as such **President**, as duly authorized, he executed the foregoing instrument for the purposes therein contained, by signing the name of the **corporation** by himself as **President**.

Witness my hand and official seal at Brentwood, Tennessee this 8th day of October, 2019.

_____
Notary Public
My Commission Expires: _____

(Notary Seal)

