Karen Johnson Davidson County
Batch# 384152 DEEDWARR
04/13/2020 08:40:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20200413-0038012

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2013334

WARRANTY DEED

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Julie Bailey
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of April, 2020.

Carmen Coats
NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lawrence Axelrod and Susan J. Axelrod 21 Misty Court Lebanon, TN 37090	Mortgage Investors Group 8320 East Walker Springs Ln. Suite 200 Knoxville, TN 37923	081 10 0 116.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Thirty Thousand and 00/100 Dollars ($230,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **SEANACHE HOMES, INC., A NEVADA CORPORATION**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **LAWRENCE AXELROD AND SUSAN J. AXELROD, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 44 and the easterly 3 feet of Lot 43 on the Plan of Cobbs' Subdivision of the Harding Bosley Tract, recorded in Book 161, Page 155, in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Henry Terrell and Sam Ella Allen, joint tenants with the right of survivorship by Warranty deed from Tom LeGarde, unmarried of record in Book 6457, Page 30 Register's Office for Davidson County, Tennessee, dated December 20, 1984 and recorded on December 26, 1984.

Being the same property conveyed to William Orlando Allen by Quitclaim deed from Sam Ella Allen of record in Instrument No. 20161031-0114734 Register's Office for Davidson County, Tennessee, dated October 10, 2016 and recorded on October 31, 2016.

Being the same property conveyed to Andy Maloney, as Trustee for the 2507 Santi Ave Trust by Warranty deed from William Orlando Allen of record in Instrument No. 20190227-0017732 Register's Office for Davidson County, Tennessee, dated February 21, 2019 and recorded on February 27, 2019.

Being the same property FURTHER conveyed to Seanache Homes, Inc., a Nevada Corporation by Warranty deed from Andy Maloney, as Trustee for the 2507 Santi Ave Trust of record in Instrument No. 20190227-0017800 Register's Office for Davidson County, Tennessee, dated February 21, 2019 and recorded on February 27, 2019.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 6th day of April, 2020.

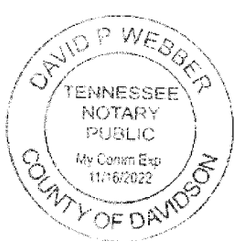
SEANACHE HOMES, INC., A NEVADA CORPORATION

BY: RICHARD S. POTTS
ITS: DIRECTOR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, of said County and State, Richard S. Potts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Director of Seanache Homes, Inc., a Nevada Corporation, the within named bargainor and that he as such Director, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by himself as, Director.

WITNESS my hand and seal, this the 6th day of April, 2020.



Notary Public
My commission expires: 11/16/22

True Copy Certification

I, **Angie Lawless**, 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, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022