WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130098600 DEEDWARR
Recvd: 11/20/13 10:36 2 pgs
Fees:13.00 Taxes:769.23
20131120-0119632

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **13th** day of **November, 2013.**

Notary Public

MY COMMISSION EXPIRES: 6/15/14
(AFFIX SEAL)

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennis H. Ross and Dorothy H. Ross	Cornerstone Home Lending, Inc	182-01-0A-049.00
(NAME) 805 Daybreak Drive #49	(NAME) 1177 W Loop South, Suite 200	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Houston, TX, 77027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Leemor Jewelers, Inc., a New York Corporation d/b/a Hearten Home Bulider Inc**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Dennis H. Ross and Dorothy H. Ross, husband and wife**, 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, TN being Lot No. 49 of the Sunset Hills, Phase 1, Section 2, being recorded in Plat Instrument No. 20071220-0146323, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a part of the same property conveyed to SAF Properties, a Tennessee Partnership by deed dated February 8, 2005 from James W. Clark and filed of record in Instrument No. 20050209-0015271, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated October 23, 2013 and filed for record in Instrument No. 20131031-0113052, said Register's Office, SAF Properties, a Tennessee General Partnership conveyed all of its right, title and interest in subject property to Leemor Jewelers, Inc., a New York Corporation d/b/a Hearten Home Builders. Scrivener's Affidavit was filed, correcting the spelling of grantee's name, dated November 7, 2013 and recorded in Instrument No. 20131107-0115716, said Register's Office.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

STK

This is improved property, known as 805 Daybreak Drive #49, Antioch, TN 37013

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 it does covenant with the said Grantees that it is 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; and it does further covenant and bind itself, its successors 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 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 **13th** day of **November, 2013.**

Leemor Jewelers, Inc., a New York Corporation d/b/a Hearten Home Builders

By: _____
Name: SY KASHANI
Title: V.P.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sy Kashani, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President, and is authorized to execute the instrument on behalf of Leemor Jewelers, Inc., a New York Corporation d/b/a Hearten Home Builders, the within named bargainor, and that he as such Vice President executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13th day of November, 2013.

_____
Notary Public

My Commission Expires: 11/06/2017

J WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122