WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140005927 DEEDWARR
Recvd: 01/27/14 10:31 2 pgs
Fees:13.00 Taxes:826.58
20140127-0007154

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of December, 2013

Notary Public

MY COMMISSION EXPIRES: 12-10-16

(AFFIX SEAL)

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
Corey J Harper and Kristin Carver	CMG Mortgage, Inc	182-01-0A-105.00-CO
(NAME)	(NAME)	
804 Daybreak Drive	3160 Crow Canyon Road, Ste 400	
(ADDRESS)	(ADDRESS)	
Cane Ridge, TN 37013	San Ramon, CA, 94583	
(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 Builders,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Corey J. Harper and Kristin Carver, 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, Tennessee, Lot No. 49 and 176, on the Plan of Sunset Hills, Phase One, Section Two, RS-10 Subdivision-Cluster Lot Option, of record in Instrument# 20131031-0113052, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Lemor Jewelers, Inc. a New York Corporation d/b/a Hearten Home Builders by deed dated 10/23/2013 from SSF Properties, a Tennessee General Partnership and filed of record in Instrument # 20131031-0113052, Register's Office for Davidson County, Tennessee. A Scrivener's Affidavit to correct the spelling of grantee's name to Leemor Jewelers, Inc., a New York Corporation d/b/a Hearten Home Builders and filed of record in Instrument# 20131107-0115716, Register's Office for Davidson County, Tennessee.

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.

unimproved ☐
This is improved X property, known as 804 Daybreak Drive, Cane Ridge, 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 we do covenant with the said Grantees that we 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; 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 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 our hands this **27th** day of **December, 2013**

Leemor Jewelers, Inc., a New York for profit corporation d/b/a Hearten Home Builders

(Secretary)

Janet Taeedkashani, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Janet Taeedkashani, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authrozied Agent, and is authorized to execute the instrument on behalf of Leemor Jewelers, Inc., a New York for profit corporation d/b/a Hearten Home Builders, the within named bargainor, and that she as such Authorized Agent, executed the foregoing instrument for the purposes therein contained, by signing the name of Leemor Jewelers, Inc., a New York for profit corporation d/b/a Hearten Home Builders by herself as Authorized Agent.

Witness my hand and seal this 27th day of December, 2014.

Notary Public

LAURIE M. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12-10-16