BILL GARRETT, Davidson County
Trans:T20140053155 DEEDWARR
Recvd: 07/23/14 10:49 2 pgs
Fees:13.00 Taxes:847.30
20140723-0065356

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: LMC140041

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of July, 2014.

NOTARY PUBLIC

My commission expires: 8/16/14

JANE GRAZIER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan Carson *et ux* 7272 Santeelah Way Antioch, TN 37013	Same address as new owner	181030A25.300

FOR AND IN CONSIDERATION of the sum of Two Hundred Twenty Nine Thousand and 00/100 Dollars ($229,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **LEEMORE JEWELERS, INC. D/B/A HEARTEN HOME BUILDERS**, hereinafter called the Grantors, has bargained and sold and by these presents do hereby transfer and convey unto, **RYAN CARSON AND MEREDITH CARSON, HUSBAND AND WIFE**, hereinafter called the Grantees, 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 No. 74, on the plan of Section One, Phase One, Addition to Indian Creek Estates, a RS-10 Subdivision, Cluster Lot Option, a Planned Unit Development, of record in Instrument No. 20060330-0035946, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Leemore Jewelers, Inc. D/B/A Hearten Home Builders, by Quitclaim Deed from SAF Properties, LLC, a Tennessee Limited Liability Company, dated 2/21/2014, recorded 2/21/2014, of record in Instrument No. 20140221-0015159, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on plat of record in Instrument No. 20060330-0035946; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known and designated as 7272 Santeelah Way, Antioch, TN 37013.

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

The undersigned covenant with the said Grantees that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS ITS HAND, this the 16th day of July, 2014.

LEEMORE JEWELERS, INC. D/B/A HEARTEN HOME BUILDERS

BY: _____

SINA TAEEDKASHANI, AUTHORIZED AGENT

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 16th day of July, 2014, before me, appeared Sina Taeedkashani, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is an authorized agent of Leemore Jewelers, Inc. D/B/A Hearten Home Builders, and that said instrument was signed in behalf of said Leemore Jewelers, Inc. D/B/A Hearten Home Builders, and said officer acknowledged said instrument to be the free act of deed of said Leemore Jewelers, Inc. D/B/A Hearten Home Builders

WITNESS my hand and seal, this the 16th day of July, 2014.

JANE GRAZEE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

_____ Notary Public

Jane Grazee Printed Notary Name

My commission expires: 8/16/14