BILL GARRETT, Davidson County
Trans:T20140057810 DEEDWARR
Recvd: 08/07/14 11:08 2 pgs
Fees:13.00 Taxes:767.11
20140807-0071164

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: LMC140036

WARRANTY DEED

JAMIE R STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,328.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of August, 2014.

NOTARY PUBLIC

My commission expires: 12/21/2014

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
Jessica Renee Jones 810 Laurel Drive Clarksville, TN 37043	Same address as new owner	181030A25200CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Seven Thousand Three Hundred Twenty Eight and 00/100 Dollars ($207,328.00), 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, **LEEMOR JEWELERS, INC. A NEW YORK CORPORATION D/B/A HEARTEN HOME BUILDERS**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JESSICA RENEE JONES, AN UNMARRIED WOMAN**, hereinafter called the Grantee(s), her 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 75, ADDITION TO INDIAN CREEK, SECTION ONE OF PHASE ONE, as shown on plat of record in Instrument No. 20060330-0035946, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed by Quitclaim Deed from SAF Properties, LLC, a Tennessee Limited Liability Company to Leemor Jewelers, Inc., a New York Corporation d/b/a Hearten Home Builders as recorded on the 21st day of February, 2014 in Instrument No. 20140221-0015159.

Being also a portion of the same property conveyed by Warranty Deed from Hurley-Y, a Tennessee General Partnership to SAF Properties, a Tennessee Partnership as recorded on the 1st day of October, 2004 in Instrument No. 20041001-0118249, in the Register's Office of Davidson County, Tennessee.

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), her 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 2014 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), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 1st day of August, 2014.

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

By _____
Sina Taeedkashani, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, of said County and State, Sina Taeedkashani, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Agent of Leemor Jewelers, Inc. a New York Corporation d/b/a Hearten Home Builders, the within named bargainor and that he as such Authorized Agent, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as, Authorized Agent.

WITNESS my hand and seal, this the 1st day of August, 2014.

JAMIE R STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

_____
Notary Public

Jamie R Steelman
Printed Notary Name

My commission expires: 12/21/2014