RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: LMC140056

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140071466 DEEDWARR
Recvd: 09/24/14 09:36 2 pgs
Fees:13.00 Taxes:735.93
20140924-0087657

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,900.00.

M. Mehler
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of September, 2014.

NOTARY PUBLIC

My commission expires: 7-24-2017

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON 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
Kristen Lee Ramirez 302 Seven Springs Way #217 Brentwood, TN 37027	Same address as new owner	181-03-0-A-251.00 CO

FOR AND IN CONSIDERATION of the sum of One Hundred Ninety Eight Thousand Nine Hundred and 00/100 Dollars ($198,900.00), 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, **KRISTEN LEE RAMIREZ AND LORENZO RAMIREZ WIFE AND HUSBAND**, 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 76 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 part of the same property conveyed to Leemor Jewelers, Inc., a New York Corporation D/B/A Hearten Home Builders, by Quitclaim Deed from SAF Properties, LLC, dated 2/21/2014, recorded 2/21/2014, of record in Instrument No. 20140221-0015159, in the Register's Office for Davidson County, Tennessee.

Being also a part of the same property conveyed to SAF Properties, a Tennessee Partnership, by Warranty Deed from Hurley-Y, a Tennessee General Partnership, dated 9/29/2004, recorded 10/1/2004, of record in Instrument No. 20041001-0118249, said Register's Office. The said SAF Properties, a Tennessee Partnership, having been converted to SAF Properties, LLC, a Tennessee Limited Liability Company by Articles of Conversion of record in Instrument No. 20140219-0014127, said Register's Office.

SAK

The address of the herein described property is believed to be 7276 Santeelah Way, Cane Ridge, TN 37013, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 19th day of September, 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 19th day of September, 2014.

BRYANT L. GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 7-24-2017