RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN156152

BILL GARRETT, Davidson County
Trans:T20150067263 DEEDWARR
Recvd: 08/12/15 12:44 2 pgs
Fees:13.00 Taxes:817.26
20150812-0080730

**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,882.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2015.

NOTARY PUBLIC

My commission expires: 8/18/18

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
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 |
|---|---|---|
| Daniel F. Feliciano *et ux*<br>852 Daybreak Drive<br>Cane Ridge, TN 37013 | Same address as new owner | 174-13-0-A-164.00 CO |

FOR AND IN CONSIDERATION of the sum of Two Hundred Twenty Thousand Eight Hundred Eighty Two and 00/100 Dollars ($220,882.00), 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., A NEW YORK CORPORATION D/B/A HEARTEN HOME BUILDERS**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **DANIEL F. FELICIANO AND HANNAH E. FELICIANO, 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. 164, on the Plan of Phase Four, Sunset Hills, RS-10 Subdivision-Cluster Lot Option, a Planned Unit Development, of record in Instrument No. 20150211-0012821, 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 a portion of the same property conveyed to Leemore Jewelers, Inc., a New York Corporation d/b/a Hearten Home Builders, by Quitclaim Deed from SAF Properties, LLC, a Tennessee Limited Liability Company, dated 4/17/2015, recorded 12/30/1899, of record in Instrument No. 20150417-0034309, 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. 20150211-0012821; 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.

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 2015 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, it 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 31st day of July, 2015.

**LEEMORE JEWELERS, INC., A NEW YORK CORPORATION D/B/A HEARTEN HOME BUILDERS**

BY: _____

**SINA TAEEDKASHANI, AUTHORIZED AGENT**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 31st day of July, 2015, 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., a New York Corporation d/b/a Hearten Home Builders, and that said instrument was signed in behalf of said Leemore Jewelers, Inc., a New York Corporation d/b/a Hearten Home Builders, and said officer acknowledged said instrument to be the free act of deed of said Leemore Jewelers, Inc., a New York Corporation d/b/a Hearten Home Builders.

WITNESS my hand and seal, this the 31st day of July, 2015.

Sarah Simmons
Notary Public

Sarah Simmons
Printed Notary Name

My commission expires: 5/8/2018

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY