BILL GARRETT, Davidson County
Trans:T20150081253 DEEDWARR
Recvd: 09/24/15 09:19 2 pgs
Fees:13.00 Taxes:881.34
20150924-0096985

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN156559

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $238,200.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of September, 2015.

NOTARY PUBLIC

My commission expires: 11/18/18

JAMIE R. STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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
Megan Gallagher and Corey Brant 871 Daybreak Drive, Cane Ridge, TN 37013	Same address as new owner	174 13 0A 117.00CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Thirty Eight Thousand Two Hundred and 00/100 Dollars ($238,200.00), 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, **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, **MEGAN GALLAGHER, AN UNMARRIED WOMAN AND COREY BRANT AN UNMARRIED MAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP** , 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 Number 117 as shown on the Plan of Phase Four, Sunset Hills, RS-10 Subdivision-Cluster Lot Option, of record in Instrument Number 20150211-0012821, in the Register's Office of 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, dba Hearten Home Builders, by Deed dated April 17, 2015 and recorded April 17, 2015, of record in Instrument Number 20150417-0034309, in the Register's Office of Davidson County, Tennessee. Previously being a portion of the same property conveyed to SAF Properties, LLC by deed dated February 8, 2005 and recorded at Instrument # 200502110015956, said Register's Office.

The address of the herein described property is believed to be 871 Daybreak Drive, Cane Ridge, TN 37013, and is shown on all tax records as same, 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 Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees 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 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 themselves, their heirs 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 MY/OUR HANDS, this the 16th day of September, 2015.

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

BY: _____
COBY HANAI, AUTHORIZED AGENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 16th day of September, 2015, before me, appeared COBY HANAI, 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 authorized agent 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 16th day of September, 2015.

JAMIE R. STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

_____
Notary Public

Jamie R Steelman
Printed Notary Name

My commission expires: 11/18/18