RECORD AND RETURN TO:
~~Limestone Title and Escrow, LLC~~
~~5200 Maryland Way~~
~~Suite 202~~
~~Brentwood, Tennessee 37027~~
File No.: LMC160084

Limestone Title and Escrow, LLC
3173 South Church Street
Murfreesboro, TN 37127

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR ~~THIS~~ TRANSFER IS $298,900.00.

AFFIANT

SUBSCRIBED AND SWORN ~~TO BEFORE~~ ME, THIS THE 28th day of March, 2016.

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
Nicole Ann Kraft *et vir* 4151 Alva Lane Nolensville, TN 37135	Same address as new owner	187 09 0A 168.00CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Ninety Eight Thousand Nine Hundred and 00/100 Dollars ($298,900.00), 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, **NICOLE ANN KRAFT AND GUILLAUME KRAFT, WIFE AND HUSBAND**, 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.168 on the Plan of Burkitt Village, Phase 5, Section 1, as shown on Plat of record in Instrument No. 20150210-0012343, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Leemore Jewelers, Inc., a New York Corporation d/b/a Hearten Home Builders by Quitclaim Deed from Kiddsroad, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20160323-0027559, Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 4151 Alva Lane, Nolensville, TN 37135, 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.

BILL GARRETT, Davidson County
Trans:T20160029114 DEEDWARR
Recvd: 04/11/16 10:40 2 pgs
Fees:13.00 Taxes:1105.93
20160411-0034348

This conveyance is made subject to all matters as shown on plat of record in Instrument No. 20150210-0012343; 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 2016 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 HANDS, this the 28th day of March, 2016.

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

BY: _____ agent

SINA TAEEDKASHANI, AUTHORIZED AGENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 28th day of March, 2016, 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 28th day of March, 2016.

Artrinna Minnis
Notary Public

Artrinna Minnis
Printed Notary Name

My commission expires: March 10, 2019

ARTRINNA MINNIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 10, 2019