BILL GARRETT, Davidson County
Trans: T20160036418 DEEDWARR
Recvd: 05/03/16 09:32 3 pgs
Fees: 18.00 Taxes: 1147.00
20160503-0043209

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: LMC160083

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2016. NOTARY PUBLIC My commission expires: 7-24-2017

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

BRYANT L. GRANTHAM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin S. Hill *et al* 8283 Tapoco Lane Brentwood, TN 37027	Same address as new owner	181060A00500CO

FOR AND IN CONSIDERATION of the sum of Three Hundred Ten Thousand and 00/100 Dollars ($310,000.00), 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, **JUSTIN S. HILL AND CLARA L. FLANAGAN, BOTH UNMARRIED, AS TENANTS IN COMMON WITH RIGHTS 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 No. 5 on the Plan of Phase One Culbertson View, RS-10 Subdivision-Cluster Lot Option, of record in Instrument No. 20150803-0076314, 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 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 11/18/2015, and recorded on 11/18/2015, of record in Instrument # 20151118-0116933, in the Register Deed's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 8283 Tapoco Lane, Brentwood, TN 37027, 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 below:

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PARTITION OF ESTATE OF LEWIS BATTLE, as recorded in Plat Book 57, Page(s) 156 and PHASE ONE, CULBERTSON VIEW recorded at Instrument No. 20150803-0076314,

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20150731-0075758 and set out in Deeds recorded in Book 10958, Page 266 and Instrument Nos. 20020214-0019703 and 20051005-0119873,

Subject to Ingress/Egress of Old Family Cemetery set out in Deeds in Instrument Nos. 20051005-0119873 and 20020214-0019703 and Book 10958, Page 266.

Storm Water Detention Agreement recorded at Instrument Nos. 20140723-0065533, Book 10958, Page 266, Instrument Nos. 20020214-0019703 and 20051005-0119893.

Easement for Sewer Line, recorded in Book 11265, Page 320.

Easement for Water Mains and Appurtenances, recorded in Book 7515, Page 298.

Agreement for Dedication of Easement for Right of Way reservation recorded at Instrument No. 20150717-0069823.

Agreement for Dedication of Easement for Sanitary Sewer/Storm Drainage recorded at Instrument No. 20150717-0069824.

Charter of HOA recorded 2/25/16 in 20160225-0018026, amended in 20160225-0018027.

Amendment to Restrictions recorded 2/25/16 in 20160225-0018028.

Conveyance of Open Space to HOA recorded 2/25/16 in 20160225-0018029.

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 29th day of April, 2016.

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 29th day of April, 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 29th day of March, 2016.

Notary Public

Bryant L Grantham

Printed Notary Name

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 7-24-2017

STK