WARRANTY DEED

16-10-005

Davidson County DEEDWARR
Recvd: 10/18/16 14:44 2 pgs
Fees:13.00 Taxes:333.00
20161018-0110119

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18th day of October, 2016

Notary Public

My Commission Expires ~~07/02/18~~ November 5, 2019 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
DAWN ANDANAR-SPEER & FRANCIS SPEER	NEW OWNER	188-10-0A
(NAME) 1014 Rosemont Terrace	(NAME)	023.00CO
(ADDRESS) Smyrna, TN 37167	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **LEEMORE JEWELERS, INC., A NEW YORK PROFIT CORPORATION D/B/A HEARTEN HOME BUILDERS**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DAWN ANDANAR-SPEER AND FRANCIS SPEER, WIFE AND HUSBAND**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being **Lot No. 23 on the Plan of Carothers Crossing, Phase 2, Section 1, Lots 21-61,** as of record in Instrument No. 20070807-0093924, 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 all the same property conveyed to LEEMORE JEWELERS, INC., A NEW YORK PROFIT CORPORATION D/B/A HEARTEN HOME BUILDERS, by Deed from KAREN PATRICIA CALDERON, dated April 11, 2016, of record in Instrument No. 20160415-0036213, and of record on January 29, 2016 in Instrument No. 20160203-0010448, and of record on March 30, 2010 in Instrument No. 20100331-0023865, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Charter, Easements, Covenants and Restrictions contained in Instrument No. 20070627-0076582, as Supplemented in Instrument No. 20070821-0099817, in Instrument No. 20070821-0099818, and as amended in Instrument No. 20080515-0049892, Register's Office for Davidson County, Tennessee; Master Deed Restrictions for Carothers Crossing, of record in Instrument No. 20070627-0076581, and as Supplemented in Instrument No. 20080515-0049893, easements and setback lines as set forth on the above plan of record; ***and taxes for the current year which have been prorated and PAID by the Grantor(s) herein.***

BEING unimproved ☒
Improved ☐ property known as: **2109 Glenn Haven Drive, Nolensville, TN, 37135.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS WHEREOF, its hands, this 18th day of October, 2016

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

BY:
SINA TAEEDKASHANI, AUTHORIZED AGENT

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **SINA TAEEDKASHANI**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the AUTHORIZED AGENT of **LEEMORE JEWELERS, INC., A NEW YORK PROFIT CORPORATION D/B/A HEARTEN HOME BUILDERS,** the within named bargainor(s), and that he as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of October, 2016.

My Commission Expires: 07/02/18

Notary Public

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

SUSAN B. EVANS

State of Tennessee)
County of Davidson)

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for this county and state, SUSAN B. EVANS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 07/02/18

Notary Public