Bill Garrett Davidson County
Batch# 26454 DEEDWARR
11/16/2017 02:12:30 PM 2 pgs
Fees: $13.00 Taxes: $1,387.50
20171116-0117899

WARRANTY DEED

17-10-011

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16th day of November, 2017

Notary Public

My Commission Expires: 07/02/18

(AFFIX SEAL)

SCOTT D. WEISS 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
DAVID CRAIG PINSON & STEPHANIE PINSON	NEW OWNER	173-10-0C
(NAME)	(NAME)	085.00CO
2404 Brockman Ct.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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 FOR 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 **DAVID CRAIG PINSON AND STEPHANIE PINSON, HUSBAND AND WIFE**, 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. 85 on the Plan of Phase Two Delvin Downs, a RS-10 Residential P.U.D.,** as of record in Instrument No. 20160929-0102578, 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 of the same property conveyed to LEEMORE JEWELERS, INC., A NEW YORK CORPORATION D/B/A HEARTEN HOME BUILDERS, by Deed from BLACKSTONE DEVELOPMENT, INC., A TENNESSEE CORPORATION, of record in Instrument No. 20161020-0111140, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, Charter of Delvin Downs Estates and By-Laws of record in Instrument No. 20160627-0065506, Register's Office for Davidson County, Tennessee; 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: **2404 Brockman Ct., Nashville, TN, 37211.**

(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 16th day of November, 2017

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

BY: _____ agent
SINA TAEEDKASHANI, AUTHORIZED AGENT

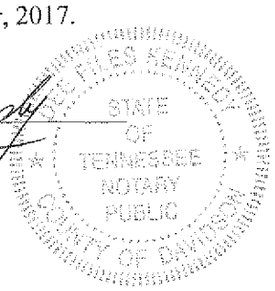
STATE OF Tennessee)
COUNTY OF Davidson)

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 FOR PROFIT CORPORATION D/B/A,** 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 by himself as such officer.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of November, 2017.

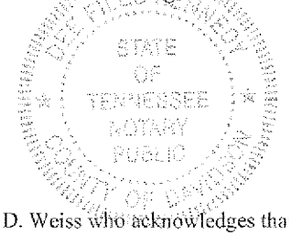
My Commission Expires: 07/02/18

_____
Notary Public



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.

_____
Scott D. Weiss



State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Scott D. Weiss 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