RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1810729

WARRANTY DEED

Bill Garrett Davidson County
Batch# 134609 **DEEDWARR**
08/29/2018 09:20:51 AM 2 pgs
Fees: $13.00 Taxes: $1,157.73

20180829-0085534

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $312,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of August, 2018.

NOTARY PUBLIC

My commission expires: 6-20-2021

BRYANT L. GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larissa Mimata and Sergio Mimata 4069 Liberton Way Nolensville, TN 37135	Same address as new owner	187 09 0A 107.00CO

FOR AND IN CONSIDERATION of the sum of Three Hundred Twelve Thousand Nine Hundred and 00/100 Dollars ($312,900.00), 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 PROFIT CORPORATION D/B/A HEARTEN HOME BUILDERS**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **LARISSA MIMATA AND SERGIO MIMATA, husband and wife**, hereinafter called the Grantee(s), 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. 107 on the Plan of Phase Eight, Burkitt Village, an SP Subdivision, as of record in Instrument No. 20170816-0084229, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Being that same property conveyed to Leemore Jewelers Inc., a New York Profit Corporation D/B/A Hearten Home Builders, by Quit Claim Deed from Kiddsroad, LLC. a Tennesee Limited Liability Company, dated December 12, 2017 and recorded on December 13, 2017, at Instrument No. 201712130127309, Register's Office for Davidson County, Tennessee.

Previously being a part of the same property conveyed to Kiddsroad, LLC, a Tennessee Limited liability company, by deed from Y & H Tennessee Partnership, a Tennessee General Partnership, dated March 12, 2016 and recorded at Instrument No. 201603100023056 and Instrument No. 201605090045546, said Register's Office.

The address of the herein described property is believed to be 4069 Liberton Way,

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.

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 Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) 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 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

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 Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 15th day of August, 2018.

LEEMORE JEWELERS, INC., DBA

HEARTEN HOME BUILDERS

BY: SINA TAEEDKASHANI

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Sina Taeedkashani, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be President of Leemore Jewelers Inc., dba Hearten Home Builders, and that as such, he executed the within instrument for the purposes therein contained, by signing the name of the Leemore Jewelers, Inc. dba Hearten Home Builders, by himself as President.

WITNESS my hand and seal, this the 15th day of August, 2018.

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 6-20-2021