WARRANTY DEED

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$128,200.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF June, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BRIAN ACKEY	New Owner	**61-11-295**
(NAME)	(NAME)	
1122 MCALPINE AVENUE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **HEATHERSTONE PROPERTIES, LLC.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRIAN ACKEY, a single person**, HEREINAFTER CALLED THE GRANTEES, 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 THE WESTERLY 55 FEET OF THE NORTHERLY 200 FEET OF LOT NO. 4, ON THE MAP OF KENNEDY & GRAVES PLAN OF MONTE VISTA, AS OF RECORD IN BOOK 421, PAGE 143, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF SAID LOT FRONTS 55 FEET ON THE SOUTHERLY SIDE OF MCALPINE AVENUE, FORMERLY ALPINE AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES 200 FEET, AS MEASURED FROM THE CENTER OF SAID AVENUE, TO A DEAD LINE IN THE REAR, ON WHICH IT MEASURES 55 FEET.

BEING THE SAME PROPERTY CONVEYED TO HEATHERSTONE PROPERTIES, LLC., BY DEED OF RECORD IN INSTRUMENT NO. 20060605-0065860 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **1122 MCALPINE AVENUE, NASHVILLE, TN 37216**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs 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 heirs 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 **my hand** this 26 **day of** June, **2006.**

HEATHERSTONE PROPERTIES, LLC.

By:

Roy Huddleston

Davidson County DEEDWARR
Recvd: 07/07/06 08:05 2 pgs
Fees:13.00 Taxes:474.34

20060707-0081311

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Roy Huddleston**, managing member for **Heatherstone Properties, LLC.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged him self to be the **Managing Member** for **Heatherstone Properties, LLC.,** the within named bargainor, and that as such Managing Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name as **Managing Member** for **Heatherstone Properties, LLC.**

Witness my hand and official seal at **Nashville**, Tennessee this 26 **day of** June, **2006.**

Commission expires: **July 19, 2008**

JUSTIN TATUM Notary Public