WARRANTY DEED

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$119,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **13TH DAY OF DECEMBER, 2006**

Notary Public

MY COMMISSION EXPIRES: 11/22/2010
(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
Fredys A. Melgar	Market Street Mortgage	**119-10-179**
(NAME)	(NAME)	
2816 Hartford Drive	P.O. Box 22128	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Tampa, FL 33622	
(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 **Fredys A. Melgar, a married 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 Lot No. 6 on the Plan of Hidden Acres Subdivision, as of record in Book 1130, Page 89, Register's Office for Davidson County, Tennessee.

SAID Lot No. 6 fronts 75 feet on the easterly side of Hartford Drive and runs back between parallel lines 150 feet to a dead line.

BEING the same property conveyed to Heatherstone Properties, LLC by deed from Gwendolyn L. McMahan of record in Instrument No. 20060714-0084986, Dated July 7, 2006 Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **2816 Hartford Drive, Nashville, TN 37210**

(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.

Davidson County DEEDWARR
Recvd: 12/18/06 15:12 2 pgs
Fees:13.00 Taxes:443.63

20061218-0155844

Witness **my hand** this **13th day of December, 2006.**

Heatherstone Properties, LLC.

By: _____

Roy Huddleston, Chief Manager

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, Chief Manager** 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 himself to be the **Chief Manager** for **Heatherstone Properties, LLC.**, the within named bargainor, and that as such **Chief Manager**, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name as **Chief Manager** for **Heatherstone Properties, LLC.**

Witness my hand and official seal at **Nashville**, Tennessee this **13th day of December, 2006.**

Commission expires: **July 19, 2008**

My Commission Expires JULY 19,2008

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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Justin Tatum Notary Public