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

WARRANTY DEED

STATE OF
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd 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
Marvin Peraza	Marvin Leonardo Peraza	82-7-119
(NAME)	(NAME)	
822 Lischey Avenue	1241 Cheyenne Court	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Madison, TN 37115	
(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 **Marvin Peraza**, 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 part of an unnumbered tract in the Humphrey Pierce Addition to East Nashville, as of record in Book 161 (erroneously referred to as Book 181 in prior conveyance), Page 20, Register's Office for said county, described according to a survey made by Barge Waggoner & Sumner, Engineers, October 16, 1981 as follows:

Beginning at the Southwest intersection of Wilburn Street and North Fifth Street, Lischey Avenue; thence south 8 degrees 06 minutes west along the westerly margin of North Fifth Street 49.5 feet to a point; thence north 83 degrees 67 minutes west 155 feet to the easterly margin of a fifteen foot alley; 50.0 feet to the southerly margin of Wilburn Street; thence south 83 degrees 46 minutes east along the southerly margin of Wilburn Street, 155.0 feet to the point of beginning.

Being the same property conveyed to Heatherstone Properties, LLC. By deed from Cristi Scott, Clerk and Master of the Chancery Court at Nashville of record in Instrument No. 20061214-0154238 Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **822 Lischey Avenue, Nashville, TN 37207**

(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: 12/27/06 10:49 2 pgs
Fees:13.00 Taxes:181.30
20061227-0159085

Witness my hand this 22nd day of December, 2006.

Heatherstone Properties, LLC.

By: Roy Huddleston

Roy Huddleston, Managing Partner

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 himself 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 22nd day of December, 2006.

Commission expires: 11/22/2010

Theresa L. Smith

Notary Public

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires 11/22/2010