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Davidson County DEEDWARR
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Fees:13.00 Taxes:443.63

20070202-0013891

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON
THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 22, 2010	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$119,900.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31ST **DAY OF JANUARY, 2007.** 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
Bruce Morris	**American Equity Mortgage, Inc.**	**119-10-60**
(NAME)	(NAME)	
2719 Druid Drive	**11933 Westline Industrial Drive**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	**St. Louis MO 63146**	
(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 **Bruce Morris, an unmarried 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. 57 on the plan of Hidden Acres of record in Book 1130, page 89, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Heatherstone Properties, LLC by Deed from Don Lee Ayers and wife, Gayle Lynn Ayers dated August 30, 2006 of record in Instrument No. 20060901-0108042, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **2719 Druid 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.

Witness **my hand** this **31st day of January, 2007.**

Heatherstone Properties

By: _____

Roy Huddleston

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Justin Tatum, a Notary Public in and for the State and County aforesaid, personally appeared **Roy Huddleston**, 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 of Heatherstone Properties, LLC**, the within-named barganior, a corporation, and that he as such Chief Manager of **Heatherstone Properties, LLC**, being duly authorized so to do, executed the foregoing Instrument for the purposes therein contained, by signing the name of the corporation by himself as such Chief Manager of **Heatherstone Properties, LLC**.

Witness my hand and official seal at **Nashville**, Tennessee this.

Commission expires:

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

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Justin Tatum Notary Public

My Commission Expires JULY 19,2008