Davidson County DEEDWARR
Recvd: 09/02/08 09:40 2 pgs
Fees:13.00 Taxes:536.50

20080902-0089295

WARRANTY DEED

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF AUGUST, 2008.

Notary Public

MY COMMISSION EXPIRES: 9/25/10

(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
Jose Santiago	Same as new owner	14903004600
(NAME)	(NAME)	
2448 Rychen Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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,, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jose Santiago, a married man** , 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, being all of Lot No. 400, on the plan of Section Six Edge-O-Lake Estates of record in Plat Book 3700, pages 15 and 16 of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Heatherstone Properties, LLC, a Tennessee limited liability company by Deed from Tram Investments, LLC, a Tennessee limited liability company dated March 14, 2008 and filed for record in Instrument No. 20080314-0026258 in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **2448 Rychen Drive, Nashville, TN 37217**
(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 **28th day of August, 2008.**

Heatherstone Properties, LLC,

By: _____

Roy Huddleston, Managing Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **Roy Huddleston** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Managing Member of Heatherstone Properties, LLC. the within named bargainor and corporation and that he as such Managing Member being authorized so to do, execute the forgoing instrument for the purposes therein contained by signing the name of the corporation by the said Roy Huddleston, as such Managing Member

Witness my hand and official seal at Nashville, Tennessee this 28th day of August, 2008.

Commission expires: May 23, 2009

_____

I. Dyke Tatum Notary Public

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires May 23, 2009

Record & Return To:
Bosch Title, LLC
5252 Hickory Hollow Parkway,
Suite 1015
Antioch, Tennessee 37013