Davidson County DEEDWARR
Recvd: 11/07/08 15:09 2 pgs
Fees:13.00 Taxes:490.25

20081107-0111088

McCann & Hubbard
1804 Williamson Ct., Ste. 201
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES: MARCH 14, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$132,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **31ST DAY OF OCTOBER, 2008.**

Notary Public

MY COMMISSION EXPIRES: .
(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
Maria J. Rubio	New Owner	**150-7-154**
(NAME)	(NAME)	
3280 New Towne Road		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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 **Maria J. Rubio, unmarried and Michael Quioz, married** 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:

BEING all of Lot No. 109 on the Plan of Towne Village of the Country, Section 2, according to plat and survey of same appearing of record in Plat Book 5200, Pages 176 and 177, of the Register's Office of Davidson County, Tennessee, to which plat reference is 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, recorded on March 14, 2008 in Instrument No. 20080314-0026256, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **3280 New Towne Road, Antioch, TN 37013**
(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 October, 2008.**

Heatherstone Properties, LLC, a Tennessee Limited Liability Company

By: Roy Huddleston, President

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 whom, upon oath, acknowledged himself to be the President of **HEATHERSTONE PROPERTIES, LLC**. and who executed the foregoing instrument for the purpose therein contained as such president of **HEATHERSTONE PROPERTIES, LLC**, and that he executed the same as the company's free act and deed.

Witness my hand and official seal at Nashville, Tennessee this **31st** day of **October**, 2008.

Commission expires: **5/23/2009**

I. Dyke Tatum Notary Public