Record (x
File Box 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/18/03 15:34 2pgs
Fees:13.00 Taxes:83.25

20031218-0180844

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$22,500.00.**

Affiant

Subscribed and sworn to before me this 11 day of December, 2003

Notary Public
My Commission expires: 10/26/06
(Affix Seal)

ANDREW H. MASON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENNESSEE

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Kay Boner	SAME	71-11-137
316 Marshall Street		
Nashville, TN 37207		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Cornerstone Home Properties, LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Kay Boner**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 36 on the Map of Trinity Heights addition, of record in Book 161, Page 38, Register's Office of said County.

Said part of said Lot front 50 feet on the Southerly side of Marshall Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Cornerstone Home Properties, LLC, from Beverly Jane Stone, by deed on December 2, 2003, of record in Instrument Number 20031209-0176642, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Plat Book 161, page 38, Register's Office Davidson] County, Tennessee.
- Easement for Storm Sewer/Storm Drain of record in Book 7915, page 948, Register's Office for Davidson County, Tennessee.

This is improved property known as: **316 Marshall Street, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this December 11, 2003.

Cornerstone Home Properties, LLC

By Lane Wallace

STATE OF TENNESSEE

COUNTY OF Davidson

On this 11th day of December, 20 13, before me, appeared Lane Wallace, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Chief Manager of Cornerstone Home Properties, LLC, and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said Lane Wallace, acknowledged said instrument to be the free act and deed of said limited liability corporation (or association).

WITNESS my hand and seal at office the day and year above written.

ANDREW H. MALONEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 8/28/15