Box 64
4th

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/09/04 14:30 2pgs
Fees:13.00 Taxes:218.30

20040209-0015529

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$59,000.00.**

Daryl Spicer
Affiant

Subscribed and sworn to before me this 30th day of January 2014

Notary Public
My Commission Expires LARGE 8/20/16
(Affix Seal)

ANDREW H. MAJOR NOTARY PUBLIC WILLIAMSON COUNTY TN

**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: |
|---|---|---|
| Daryl Spicer | SAME | 073-05-25.00 |
| ~~1932 Avalon Drive~~ 116 Bland Drive | | |
| ~~Nashville, TN 37216~~ Mt. Juliet, TN 37122 | | |

**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 Rentals, LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Daryl Spicer**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 25 on the plan of Virginia Manor, of record in Book 1835, page 22, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to William W. Simpson and wife, Sarah R. Simpson, by deed from Charles R. Land and J.S. Jones, on January 2, 2051, of record in Book 1916, page 81, Register's Office for Davidson County, Tennessee. The said William W. Simpson having since died leaving property to Sarah R. Simpson by right of survivorship. Further, the Sarah R. Simpson having since died intestate leaving property to William Whitfield Simpson as sole heir.

Being the same property conveyed to Cornerstone Rentals, LLC, from William W. Simpson and wife, Sarah, R. Simpson, by deed on December 31, 2003, of record in Instrument Number 20040209-0015527, 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 Book 1835, page 22, Register's Office Davidson County, Tennessee.

This is improved property known as: **1932 Avalon Drive, Nashville, TN 37216**

**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 January 30, 2004.

**Cornerstone Rentals, LLC**

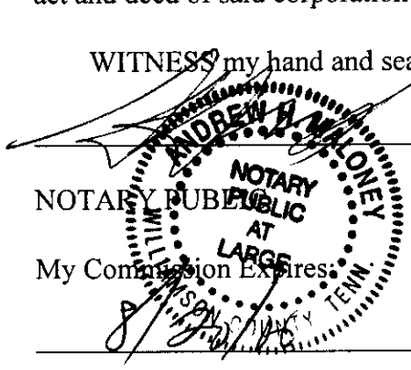
**By Lane Wallace, Chief Manager**

STATE OF TENNESSEE

COUNTY OF Davidson

On this 30th day of January, 2009, 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 Rentals, 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 corporation (or association).

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




NOTARY PUBLIC

My Commission Expires: