WARRANTY DEED

Lender's Title & Escrow, LLC
810 Crescent Centre Dr #250
Franklin, Tennessee 37067
615-778-9255 - Fax: 615-778-9015
e-mail: kandace@lenderstitleescrow.com

Davidson County DEEDWARR
Recvd: 09/08/04 13:28 2pgs
Fees:13.00 Taxes:111.00
20040908-0108557

NOTARY PUBLIC AT LARGE
KANDACE [illegible]
WILLIAMSON COUNTY, TENN.

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$30,000.00**

Susan Mott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2004.

Notary Public

MY COMMISSION EXPIRES: 02/04/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lender's Title & Escrow, LLC, 810 Crescent Centre Drive, Suite 250, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Denny Stamps	Denny Stamps	119-13-246
(NAME)	(NAME)	
3022 Louise Drive	3022 Louise Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(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, Cornerstone Home Properties, LLC, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Denny Stamps, a married person and Doug Brooks, a married 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. :

Being Lot No. 29 on the Plan of H. G. McNabb Subdivision, as of record in Book 1130, page 64, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Cornerstone Home Properties, LLC by deed from Bruce H. Sills, dated August 5, 2004 and filed for record in Instrument No. 20040806-0095355, Register's Office for Davidson County, Tennessee.

Said property herein described is subject to the following, including but not limited to declarations, conditions, covenants, restrictions, agreements, easements and/or encroachments of record in said Register's Office:

a) Restrictions as of record in Book 1333, page 387, said Register's Office.

b) Any and all matters as shown on the plan of record in Book 1130, page 64, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3022 Louise Drive, Nashville, TN 37211
(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.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 31st day of August, 2004.

Cornerstone Home Properties, LLC

By: [signature] CHIEF MANAGER
Cornerstone Home Properties, LLC

STATE OF TN

COUNTY OF Williamson

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Lane Wallace (name), with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Chief Manager (title) of Cornerstone Home Properties (co. name), the within named bargainor(s), a corporation, and that as such Chief Manager (title) of Cornerstone Home Prop (co. name), are duly authorized and executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this the 31st day of August, 2004.

Commission expires: 03/09/07

Notary Public

KANDACE N. TOMES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.