WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $37,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF NOVEMBER, 2004.

Notary Public JUSTIN TATUM

MY COMMISSION EXPIRES: July 19, 2008.
(AFFIX SEAL)

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

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
CORNERSTONE HOME PROPERTIES, LLC.		72-4-343
(NAME) 2714 BOBBY AVENUE	(NAME) SAME	
(ADDRESS) NASHVILLE, TN 37216	(ADDRESS)	
(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, **CLARENCE H. NIXON AND WIFE, JANE L. NIXON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CORNERSTONE HOME PROPERTIES, LLC.**, 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, TENNESSEE, BEING LOT NO. 40 ON THE MAP OF "HAPPY VALLEY", SECTION "C" , NOT OF RECORD, DESCRIBED ACCORDING TO A SURVEY MADE BY Z. J. WILKINSON, SURVEYOR, SEPTEMBER 2, 1945, AS FOLLOWS:

BEGINNING ON THE SOUTHERLY MARGIN OF BOBBY AVENUE AT A POINT 175 FEET EAST OF THE EASTERLY MARGIN OF COOPER LANE, BEING THE CORNER OF LOTS NOS. 39 AND 40; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, SOUTHWARDLY 140 FEET: THENCE EASTWARDLY 75 FEET TO THE CORNER OF LOT NOS, 40 AND 41; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, NORTHWARDLY 140 FEET TO THE SOUTHERLY MARGIN OF BOBBY AVENUE; THENCE WITH SAID AVENUE, WESTWARDLY 75 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO CLARENCE H. NIXON BY DEED FROM MACIE ETHRIDGE COLE, A WIDOW OF RECORD IN BOOK 6342, PAGE 365, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

unimproved ☐

This is improved ☒ property, known as 2714 BOBBY AVENUE, NASHVILLE, TN 37216
(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 our hands this 1st day of November, 2004.

CLARENCE H. NIXON

JANE L. NIXON by Clarence Nixon Atty-in-Fact

Davidson County DEEDWARR
Recvd: 11/05/04 12:21 2pgs
Fees:13.00 Taxes:136.90

20041105-0133672

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CLARENCE H. NIXON AND JANE L. NIXON the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that THEY executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee this 1st day of November, 2004.

Commission expires: July 19, 2008

JUSTIN TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

JUSTIN TATUM Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named CLARENCE NIXON, with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence, and who acknowledged that **he** executed the within instrument on behalf of JANE L. NIXON as Attorney-In-Fact, as the free act and deed of the within named JANE L. NIXON.

Witness my hand and official seal at Nashville, Tennessee this 1st day of November, 2004.

Commission expires: July 19, 2008

JUSTIN TATUM Notary Public

JUSTIN TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008