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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/21/06 12:52 2 pgs
Fees:13.00 Taxes:2109.00

20060721-0088233

JUSTIN TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 19 2008

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$570,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **14TH DAY OF JULY, 2006.**

Notary Public

MY COMMISSION EXPIRES: **July 19, 2008.**
(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
Cornerstone Investments, Inc. by Lane Wallace, President	**Reliant Bank**	**117-8-218**
(NAME) **1513 Gale Lane**	(NAME) **1724 Carothers Parkway / Suite 400**	
(ADDRESS) **Nashville, TN 37212**	(ADDRESS) **Brentwood, TN 37027**	
(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, **Edwin A. Groves and Linda J. Groves, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cornerstone Investments, Inc.,** [redacted] 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:

SEE ATTACHED EXHIBIT "A"

unimproved ☐
This is improved ☒ property, known as **1513 Gale Lane, Nashville, TN 37212**
(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 **14th day of July, 2006**.

Edwin A. Groves

Linda J. Groves

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **Edwin A. Groves and Linda J. Groves, husband and wife** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at **Nashville, Tennessee** this **14th day of July, 2006**.

Commission expires: **July 19, 2008**

JUSTIN TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 19 2008

Justin Tatum Notary Public

Exhibit "A"

Land in Davidson County, Tennessee, being the western half of Lot No. 13, B. J. McCarthy's Subdivision of record in Book 421, page 170, said Register's Office, known as Map 117-8-218, less any portion of said lot that may have been conveyed in Deed Book 4772, page 916, said Register's Office.
Said Part of Lot No. 13, fronts 50 feet on the south side of Gale Lane and goes back between parallel lines to a dead line in the rear.

Included in the above referenced description but expressly excluded here-from is that specific portion of the property conveyed to the State of Tennessee by Deed of Record in Book 4772, page 916, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Edwin A. Groves and Linda J. Groves, husband and wife by Deed from Rick M. Johnson, Trustee dated March 9, 1981 of record in Book 5721, page 352, Register's Office for Davidson County Tennessee.