WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/20/09 15:35 2 pgs
Fees:13.00 Taxes:1158.10

20090220-0015254

File No.: 2009010016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $313,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of February, 2009

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(AFFIX SEAL)

AMANDA VAUGHN State of Tennessee Notary Public DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
CLG Title and Escrow Services, LLC
2206 21st Avenue South, Suite 200
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandon Taylor and Julie Taylor	CityLife Lending Group, LLC	083-06-0-429.00
(NAME)	(NAME)	
213 Manchester Ave.	8480 Stagecoach Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 32706	Frederick, MD 21701	
(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, I/WE, Cornerstone Investments, Inc., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brandon Taylor and wife, Julie Taylor, 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 Number 38 on the plan of Beaumont Place, of record in Book 332, Page 38, Register's Office for said County, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Cornerstone Investments Inc by Warranty Deed from Misty Tobitt and husband, Randy Tobitt, dated 06/26/08, recorded 07/14/08 in Instrument Number 20080714-0071947, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 213 Manchester Ave., Nashville, TN 32706
(House Number) (Street) (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 my/our hand(s) this 19th day of February, 2009.

Cornerstone Investments, Inc.

BY: _____
Lane Wallace, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Lane Wallace , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the President of Cornerstone Investments, Inc., the within named bargainor, a corporation, and as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as such President.

Witness my hand and official seal on this the 19th day of February, 2009.

AMANDA VAUGHN
State of Tennessee
Notary Public
DAVIDSON COUNTY

Amanda Vaughn
Notary Public

My Commission Expires 01/07/2013

RETURN TO:

CLG Title and Escrow Services, LLC
2206 21st Avenue South, Suite 200
Nashville, TN 37212