# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $192,000.00.

Affiant

Subscribed and sworn to before me this 30 day of April, 2009

Notary Public
My Commission expires: 7-24-10
(Affix Seal)

**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: |
|---|---|---|
| Dustin Hillis | New Owner | 083-06-0-305.00 |
| 1508 Eastland Avenue | | |
| Nashville, TN 37206 | , | |

**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 Investments, Inc.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Dustin Hillis*~~and Kyah Hillis, husband and wife~~**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

* Married

**Land in Davidson County, Tennessee, being part of Lot No. 3 on the Map showing Olivia W. Sharpe's Second Addition to Nashville, as of record in Book 421, page 176, said Register's Office, described as follows:**

**Beginning on the southerly margin of Eastland Avenue at the northwest corner of the property conveyed to Aaron B. Brown, Sr. and wife, by deed from Carl Cunningham and wife, as of record in Book 1371, page 311; thence with said Eastland Avenue westwardly 93.5 feet more or less to the northeast corner of the property conveyed to P.S. Timmons and wife, by R.K. Patton and wife, as of record in Book 1199, page 337; thence with Timmons easterly line southwardly 199 feet more or less to the northerly margin of an alley; thence with said alley, eastwardly 93.5 feet more or less to said Aaron Brown's southwest corner; thence with said Brown's westerly line, northwardly 202.5 feet more or less to the beginning.**

**Being the same property conveyed to Cornerstone Investments, Inc., from Martin Lee Stafford and wife, Donna Frances Stafford; and Mayford Stafford and wife, Helen M. Stafford, by deed on October 21, 2008, of record in Instrument Number 20081021-0105543, Register's Office for Davidson County, Tennessee.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 421, page 176, Register's Office Davidson County, Tennessee.
- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: **1508 Eastland Avenue, Nashville, TN 37206**

**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 30th day of April, 2009.

**Cornerstone Investments, Inc.**

**By Lane Wallace**

BILL GARRETT, Davidson County
Trans:T20090029760 DEEDWARR
Recvd: 05/05/09 13:52 2 pgs
Fees:13.00 Taxes:710.40
20090505-0041140

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 30th day of April, 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 President of Cornerstone Investments, Inc. and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (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

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

8/23/11