**This Instrument Was Prepared By:**
**Mooreland Title Company, LLC**
315 Deaderick St., Ste. 1710
Nashville, TN 37238

**STATE OF TENNESSEE**
**COUNTY OF Davidson**

The actual consideration or value, whichever is greater, for this transfer is $395,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of May, 2009.

Notary Public

My Commission Expires: 1-30-10

LINDA J. OTT
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

BILL GARRETT, Davidson County
Trans: T20090033253 DEEDWARR
Recvd: 05/20/09 10:53 2 pgs
Fees: 13.00 Taxes: 1461.50
20090520-0046336

**Address New Owner:**
Moore Benjamin Shoemaker
900 Villa Place
Nashville, TN 37212

**Send Tax Bills To:**

**Map & Parcel:**
93-13-0-396.

## WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Cornerstone Investments, Inc.,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Moore Benjamin Shoemaker and wife, Ashley Hall Shoemaker,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

**Land in Davidson County, Tennessee, being Unit A on the plan of Villa Street Townhomes of record in Instrument No. 20081008-0101849, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.**

**Being a portion of the same property conveyed to Cornerstone Investments, Inc., by Quit Claim deed from Neighborhood Properties, LLC, dated September 25, 2008 of record in Instrument No. 20081001-0099799, Register's Office for Davidson County, Tennessee.**

This conveyance in made subject but not limited to the following:

1. Restrictive Covenants contained in instrument of record in Book 4220, Page 723; Book 4401, Page 304 and Instrument No. 20081008-0101849, Register's Office for Davidson County, Tennessee.
2. By-Laws of record in Instrument No. 20081008-0101849, Register's Office for Davidson County, Tennessee
3. Charter of Homeowners Association of Record in Instrument No. 20081006-0101517, Register's Office for Davidson County, Tennessee.
4. Subject to all matters shown on plat of record in Book 4350, Page 59, Register's Office for Davidson County, Tennessee.
5. All assessments and taxes due in 2009 and thereafter, a lien, but not yet due and payable.

**This is improved property known as: 900 Villa Place, Nashville, TN 37212.**

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 15th day of May, 2009.

Cornerstone Investments, Inc.

By: _____
Lane Wallace, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared the within named **Lane Wallace**, with whom I am personally acquainted, and who upon his oath, acknowledged himself to be the President of Cornerstone Investments, Inc., the bargainor, a Tennessee Corporation, and that he as such President, being authorized so to do, executed the within instrument for the purpose therein contained by signing the same of the Corporation by himself as such President.

Witness my hand, at Brentwood, Tennessee, 15th day of May, 2009.

_____
NOTARY PUBLIC

My Commission Expires: 1-20-10

