BILL GARRETT, Davidson County
Trans:T20090058249 DEEDWARR
Recvd: 08/25/09 14:36 2 pgs
Fees:13.00 Taxes:251.60
20090825-0080081

6

WARRANTY DEED

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$68,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF AUGUST, 2009

Notary Public

MY COMMISSION EXPIRES: 5/10/2013

(AFFIX SEAL)

L. DYKE TATUM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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
Curtis M. Groves	Curtis M. Groves	**091070343.00**
(NAME)	(NAME)	
4803 Michigan Avenue	7933 River Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(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, **Cornerstone Investments, Inc.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Curtis M. Groves, married**, 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 Lots 706, 708 and 710, Block 107, as shown on the map entitled Plan No. 1, West Nashville, of record in Plat Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Cornerstone Investments, Inc. by deed dated July 30, 2009 and recorded August 19, 2009 from Shapiro & Kirsch, LLP, Substitute Trustee of record in Instrument No. 20090819-0078101, Register's Office for Davidson County, Tennessee and being the same property previously conveyed to Richard Lee Cline by Deed dated May 12, 2006 from Daryl Shawn Martin and Holly Ann Martin, husband and wife of record in Instrument No. 20060526-0062580 said Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **4803 Michigan Avenue, Nashville, TN 37209**

(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 my hand this **25th day of August, 2009**.

Cornerstone Investments, Inc.

By: _____
Lane Wallace, President

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

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

Witness my hand and official seal at **Nashville, Tennessee this 25th day of August, 2009.**

Commission expires: **May 6, 2013**

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

_____
I. Dyke Tatum Notary Public