WARRANTY DEED

KASEY KELCHNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $221,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF DECEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 1-21-2013

(AFFIX SEAL)

BOX 13
15503

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cornerstone Community Reinvestment, LLC	New Owner	13201002200
(NAME) 118 PAIGE PARK LANE	(NAME)	
GOODLETTSVILLE TN 37072 (ADDRESS)	(ADDRESS)	
(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, Steve Knight dba Middle Tn Properties, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cornerstone Community Reinvestment, LLC, 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 parts of Lots 19 and 20 of Block 20 on the Plan of College Park, of record in Book 843, page 29, Register's Office for said County, described partly according to a survey made by S.R. Sanford Jr., Civil Engineer, June 6, 1939, as follows:

Beginning at a point on the southerly margin of Woodvale Drive, 123 feet 6 inches westerly from the westerly margin of the Old Glendale car Line right-of-way, said point being also 123 feet 6 inches from the northeast corner of said Lot No. 19; thence, with the southerly margin of said Drive, westwardly 100 feet to a point 110 feet easterly from the common corner of Lots Nos. 18 and 19 on the said Plan; thence southwardly 167.5 feet; thence westerly 80 feet to a point 70 feet 5/8 inch westerly from the westerly margin of said Old Glendale Car Line right-of-way, said point being also 70 feet 5/8 inch westerly from the southeast corner of said Lot No. 20; thence Northwardly 167-2/3 feet, more or less, to the beginning.

Being the same property conveyed to Steve Knight dba Middle TN Properties, by deed of record in Instrument No. 20091210011 2773, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

BILL GARRETT, Davidson County
Trans: T20090084966 DEEDWARR
Recvd: 12/17/09 10:54 2 pgs
Fees: 13.00 Taxes: 817.70

20091217-0114872

unimproved ☐

This is improved ☒ property, known as 1019 Woodvale Drive, Nashville, TN 37204

(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 4th day of December, 2009.

Steve Knight dba Middle Tn Properties

By: DBA Middle TN Properties

Steve Knight dba Middle Tn Properties

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steve Knight dba Middle TN Properties with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 4th day of December, 2009.

Commission expires: 1-21-2013

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public