Return To:
File: 20100061

Southeast Title of TN, Inc.
214 Centerview Dr, Ste 101
Brentwood, TN 37027

File Box 30

WARRANTY DEED



Jennifer Marie Crowell
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
April 19, 2010

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS.
$219,000.00.

Affiant

Subscribed and sworn to before me this 9th day of March, 2010.

Jennifer Marie Crowell
Notary Public
My Commission expires: _____
(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:
Brittany L. Estrada	NEW OWNER	093-04-0-061.00
510 South 9th Street		
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 **Brittany L. Estrada, unmarried and Jaime S. Estrada, married**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 2 on the Map of G.N. Tillman's Subdivision of Lots Nos. 256, 257, 258 and 259 in Williams 2nd Addition to Edgefield, now East Nashville, of record in Book 57, page 138, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Cornerstone Investments, Inc., by deed from The William Patton, Jr. Foundation, of record in Instrument Number 20090413-0032783, 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 57, page 138, Register's Office Davidson County, Tennessee.

This is improved property known as: **510 South 9th Street, 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 March 9, 2010.

Cornerstone Investments, Inc.

By Lane Wallace, President

BILL GARRETT, Davidson County
Trans:T20100017827 DEEDWARR
Recvd: 03/26/10 13:54 2 pgs
Fees:13.00 Taxes:810.30
20100326-0022794

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 9th day of March, 2010, 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

My Commission Expires:

8/23/11

