This Instrument Was Prepared By:
Mooreland Title Company, LLC
213 Overlook Circle, Suite B-2
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans: T20100020858 DEEDWARR
Recvd: 04/08/10 13:34 2 pgs
Fees: 13.00 Taxes: 1228.40
20100408-0026694

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $332,000.00

Affiant

Subscribed and sworn to before me, this 6th day of April, 2010.

Notary Public

My Commission Expires: 12-28-13

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

Address New Owner:
Quinn Colin Cusson
1711 14th Avenue South
Nashville, TN 37212

Send Tax Bills To:
Bank of America
9000Southside Blvd. Suite 600
Jacksonville, FL 32256

Map & Parcel:
105-05-0-562.00

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 **Quinn Colin Cusson, an unmarried person**, hereinafter called the Grantee, his 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 Edgehill Townhomes 1st Amendment, as shown on plat appearing of record in Instrument No. 20090925-0089454, Register's Office for Davidson County, Tennessee, to which plat reference is hereby referenced for a more complete and accurate description.

Being a portion of the same property conveyed to Cornerstone Investments, Inc. by deed from Mary J. Jones, dated April 14, 2009, of record in Instrument No. 20090416-0034655, Register's Office for Davidson County, Tennessee.

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

1. Subject to all matters on plan of record in Instrument No. 20060925-0089454, Register's Office for Davidson County, Tennessee.
2. 2. Restrictive Covenants contained in the instrument of record in Instrument No. 20090902-0082658 and in Instrument No. 20090925-0089454, Register's Office for Davidson County, Tennessee.
3. By-Laws of record in Instrument No. 20090902-0082658, Register's Office for Davidson County, Tennessee.
4. Subject to Memorandum of Real Estate Contract of record in Instrument No. 20070612-0070570, Regsiter's Office for Davidson County, Tennessee.
5. Charter of Edgehill Estates Homeowners Association of record in Book 7526, Page 624, Register's Office for Davidson County, Tennessee
6. Restrictive Covenants of record in Book 4220, Page 723 and Book 5537, Page 927, Register's Office for Davidson County, Tennessee
7. Subject to all matters shown on plan of record in Plat Book 5190, Page 412, Register's Office for Davidson County, Tennessee, including an owner's certificate; all other eastments, setback lines and notes to which plan reference is hereby made.
8. All assessments and taxes due in 2010 and thereafter, a lien, but not yet due and payable.
9. Declaration of Protective Covenants Conditions and Restrictions for Edgehill Townhomes, dated March 25, 2010 of record in Instrument No. 20100405-0025347, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1711 14th Avenue South, Unit "A", 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 6th day of April, 2010.

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, 6th day of April, 2010.

_____
NOTARY PUBLIC

My Commission Expires: 12-28-13

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