WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/20/10 08:49 3 pgs
Fees:18.00 Taxes:296.00
20100420-0029571

SHERI PROW PARSONS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $80,000.00.

Affiant

Subscribed and sworn to before me this 16th day of April, 2010.

Notary Public
My Commission expires: January 23, 2012
(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:
Ryan J. Fogarty	Bank of America, N.A.	105-10-0-A-111.00CO
2020 Beech Avenue #A-16	801 Crescent Centre Dr. Suite 510	
Nashville, TN 37204	Franklin, TN 37067	

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 **Ryan J. Fogarty, an unmarried man and James L. Miller, an unmarried man as joint tenants with right of survivorship**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. A-16 of the BeechTree Condominiums, a horizontal property regime, created under Title 66, section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for BeechTree Condominiums, of record in Book 11174, page 284, and amended in Book 11680, page 193, of record in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 11174, page 328, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed, Exhibit Map to Master Deed, of record in Book 11174, page 284, and amended in Book 11680, page 193, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to Cornerstone Investments, Inc., by deed from Shellie Wallace, as Successor Trustee, on March 3, 2010, of record in Instrument Number 20100309-0018134, 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:

- Taxes and assessments for the year 2010 and subsequent years, plus any penalties and interest which may.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 11174, page 284, amended in Book 11680, page 193, Register's Office for Davidson County, Tennessee.
- Easement to Comcast of Nashville of record in Instrument Number 20090930-0090862, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 11174, page 328, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 11163, page 16, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2020 Beech Avenue #A-16, Nashville, TN 37204**

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 April 15, 2010.

Cornerstone Investments, Inc.

BY: _____
Lane Wallace, President

STATE OF TENNESSEE

COUNTY OF Davidson

On this 16 day of April, 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.

_____ My Commission Expires: 8/10/10
NOTARY PUBLIC

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 3/29/11.

