Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20100065906 DEEDWARR
Recvd: 10/18/10 14:11 2 pgs
Fees:13.00 Taxes:1202.50
20101018-0083309

39-B
File #10-1264

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Cornerstone Investments, Inc.**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jaime DeRensis, an unmarried person**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit "C" on the plan of Edgehill Townhomes, a Townhouse Planned Unit Development, as shown on plat of record in Instrument No. 20100405-0025347, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Warranty Deed from Mary J. Jones, a widow to Cornerstone Investments, Inc., a Tennessee Corporation as recorded on the 16th day of April, 2009 in Instrument No. 20090416-0034655 and part of Warranty Deed from PTP Investments, Inc. to Jimmy J. Jones, Jr. and wife, Mary J. Jones as recorded on the 1st day of September, 1982 in Book 5932, Page 322, in the Register's Office of Davidson County, Tennessee.

The property conveyed herein is subject to: Matters shown on the plan of record in Inst. No. 20060925-0089454, Register's Office for Davidson County, TN; Restrictive Covenants contained in the instrument of record in Inst. No. 20090902-0082658 and in Inst. No. 20090925-0089454, Register's Office for Davidson County, TN; By-Laws of record in Inst. No. 20090902-0082658, Register's Office for Davidson County, TN; Charter of Edgehill Estates Homeowners Association of record in Book 7526, page 624, Register's Office for Davidson County, TN; Restrictive Covenants of record in Book 4220, page 723 and Book 5537, page 927, Register's Office for Davidson County, TN; All matters shown on plan of record in Plat Book 5190, page 412, Register's Office for Davidson County, TN, including an owner's certificate; all other easements, setback lines and notes to which plan reference is hereby made; 2010 County Property Taxes which have been collected at closing and prorated between buyer and seller; Declaration of Protective Covenants Conditions and Restrictions for Edgehill Townhomes, dated March 25, 2010 of record in Inst. No. 20100405-0025347, Register's Office for Davidson County, TN.

This is improved property, known as: 1707A 14th Avenue South, Unit "C", Nashville TN, 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 15th day of October, 2010.

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 and who upon their oath acknowledges himself to be the President of Cornerstone Investments, Inc., the within named bargainor, and that as such President being authorized to do so, executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal at Nashville, TN on this the 15th day of October, 2010.

Notary Public

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Commission Expires: 5/20/14

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 325,000.00.

Affiant

Sworn and subscribed before me on this the 15th day of October, 2010.

Notary Public

My Commission Expires: 01/07/2013

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Jaime DeRensis 1707A 14th Avenue South, Unit C Nashville, TN 37212	Avenue Bank 111 10th Ave. S., Suite 400 Nashville, TN 37203	105-5-B-3CO