WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $66,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF OCTOBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 7/7/14
(AFFIX SEAL)

Return to:
Keystone Title Inc
9005 Overlook Blvd
Brentwood TN 37027

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nancy L. Eckert	Prime Lending, A Plains Capital Co	11901030500
(NAME)	(NAME)	
306 Oriel Avenue	18111 Preston Rd, Suite 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Dallas TX 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20100938

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **WE, CORNERSTONE EQUITY INVESTMENTS, LLC**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **NANCY L. ECKERT, A SINGLE WOMAN**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 105 and the Westerly 12 feet of Lot 106 and the Easterly 3 feet of Lot 104 on the map of Overhill City and W. H. Fox Subdivision, as of record in Book 332, page 21, Register's Office for Davidson County, Tennessee.

Said Lot No. 105 and parts of Lot Nos. 104 and 106 front together 65 feet on the Northerly side of Oriel Street and run back between parallel lines 150 feet to an alley.

BEING all of the same property conveyed to Cornerstone Equity Investments, LLC by Warranty Deed from Thomas W. Newcomb dated April 16, 2009 and filed of record in Instrument 20090421-0035992, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 306 Oriel Avenue, Nashville, TN 37210

(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 GRANTEE, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 12th day of October, 2010.

Cornerstone Equity Investments, LLC

By: _____
Richard A. Bishop, Managing Member

Cornerstone Equity Investments, LLC

By: _____
Amy A. Bishop, Member

BILL GARRETT, Davidson County
Trans:T20100066020 DEEDWARR
Recvd: 10/19/10 08:24 2 pgs
Fees:13.00 Taxes:244.20

20101019-0083461

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Richard A. Bishop, the Grantor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged such person to be the Managing Member of Cornerstone Equity Investments, LLC, the within named Grantor, a limited liability company, and that such Managing Member executed the within instrument for the purposes therein contained by personally signing the name of Cornerstone Equity Investments, LLC as Managing Member.

Witness my hand and official seal at Hendersonville, Tennessee, this 12th day of October, 2010.

Commission expires: 4/23/2013

Melissa D. Rogers

Notary Public

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Amy A. Bishop, the Grantor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged such person to be Member of Cornerstone Equity Investments, LLC, the within named Grantor, a limited liability company, and that such Member executed the within instrument for the purposes therein contained by personally signing the name of Cornerstone Equity Investments, LLC as Member.

Witness my hand and official seal at Hendersonville, Tennessee, this 12th day of October, 2010.

Commission expires: 4/23/2013

Melissa D. Rogers

Notary Public

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY