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

BILL GARRETT, Davidson County
Trans:T20100067246 DEEDWARR
Recvd: 10/22/10 15:01 2 pgs
Fees:13.00 Taxes:1849.63
20101022-0084916

39-B
File #10-1299

# 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 **Beth Brill and Paul Brill**, 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 Lot No. 3 of Block No. 19 on the Map of a part of Sylvan Park, as of record in Plat Book 332, Page 104, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Cornerstone Investments, Inc. by Warranty Deed from Jason Bockman, a married man, of record in Inst. No. 20091022-0097764, dated October 19, 2009, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, all easements, rights-of-way, protective covenants and mineral reservations of record, and Property Taxes for the current year. This conveyance is subject to: Charter of Homeowner's Association as shown of record in Book 8330, Page 383 and Instrument No. 200103050020713, as shown as exceptions on that Warranty Deed of record as Instrument No. 20091022-0097764, said Register's Office.

This is improved property, known as: 4705 Nebraska Avenue, Nashville, TN, 37209

**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 19th 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 19th day of October, 2010.

KENNETH [illegible] NOTARY PUBLIC AT LARGE DAVIDSON CO.

Notary Public

Commission Expires: 7-8-13

State of Tennessee )
County of Davidson )

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 499,900.00.

Affiant

Sworn and subscribed before me on this the 19th day of October, 2010.

Notary Public

My Commission Expires: _____

My Commission Expires 01/09/2012

RYAN HUNTER ALSUP STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NEW OWNER:
Beth Brill
4705 Nebraska Avenue
Nashville, TN 37209

RESPONSIBLE FOR TAX PAYMENT:

TAX MAP-PARCEL #:
103-3-295