**RECORD AND RETURN TO:** Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

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

39-B
File #11-1111

# 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 **Maury Nation, unmarried and Brian Haile, unmarried, as joint tenants with right of survivorship** 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. 98, on the Plan of Montrose Place, of record in Book 57, Page 93, Register's Office of said County, to which plan reference is being made for a more complete description.

Said property being the same property conveyed to Cornerstone Investments, Inc., a Tennessee Corporation, by Warranty Deed, dated June 25, 2010, recorded as Instrument No. 20100630-0050943, Register's Office of Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

**This is improved property, known as: 912 Montrose Avenue, Nashville TN, 37204.**

**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 30th day of June, 2011.

Cornerstone Investments, Inc.

By: _____, President
Lane Wallace, President

BILL GARRETT, Davidson County
Trans:T20110040077 DEEDWARR
Recvd: 07/05/11 12:27 2 pgs
Fees:13.00 Taxes:2018.35
20110705-0051201

State of FLORIDA )
County of Walton )

On this 30th day of June, 2011, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Lane Wallace, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, as President of Cornerstone Investments, Inc., the bargainor for the purposes contained above herein, and acknowledged the execution as a free act and deed for said Cornerstone Investments, Inc., by said Lane Wallace as President.

Bobbi Kirk
Notary Public

My Commission Expires: 6/25/15

BOBBI KIRK
MY COMMISSION #EE083424
EXPIRES: JUN 25, 2015
Bonded through 1st State Insurance

State of Tennessee )
County of Davidson )

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 545,500.00.

Affiant

Sworn and subscribed before me on this the 30th day of June, 2011.

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

Notary Public

My Commission Expires: 5/20/14

NEW OWNER:
Maury Nation
Brian Haile
912 Montrose Avenue
Nashville, TN 37204

RESPONSIBLE FOR TAX PAYMENT:
F & M Bank
10 Cadillac Drive, Suite 100
Brentwood, TN 37027

TAX MAP-PARCEL #:
11801045700