File Box 245

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110048096 DEEDWARR
Recvd: 08/05/11 14:17 2 pgs
Fees:13.00 Taxes:795.50
20110805-0060526

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF AUGUST, 2011.

Notary Public

MY COMMISSION EXPIRES: October 12, 2013

(AFFIX SEAL) ANN B. WADDELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cornerstone Investments, Inc.	Cornerstone Investments, Inc.	11704032000
(NAME) 718 Thompson Lane #108	(NAME) 718 Thompson Lane #108	
(ADDRESS) Nashville, TN 37204	(ADDRESS) Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Larry Lewis, Administrator to the Estate of Robert V. Lewis**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cornerstone Investments, Inc., a Tennessee Corporation**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 1 on the plan of A. B. Montgomery Lands of record in Plan Book 1, page 22, Chancery Court at Nashville, Davidson County, Tennessee, described according to a copy of a survey thereof made July 26, 1939, by Blanchard & Parrish, Engineers, as follows:

Beginning at a point in the southerly margin of Cedar Lane, 220 feet east of the southeast intersection of Cedar Lane and Battery Place, extended, being the northeast corner of a lot conveyed to E. W. Morrison by deed of record in Book 1079,page 521, said Register's Office; thence with Morrison's easterly line southerly 160 feet to the northerly margin of a 15 foot alley, Morrison's southeast corner; thence with the margin of the same easterly 75 feet; thence northerly parallel with the first line 160 feet to the southerly margin of Cedar Lane; thence with the margin of the same westerly 75 feet to the point of beginning.

Being the same property conveyed to Robert V. Lewis, unmarried, by deed from Thomas G. Kain and wife, Ruth W. Kain dated May 26, 1970, of record in Book 4420, page 672, Register's Office for Davison County, Tennessee. Robert V. Lewis, a/k/a Robert Vernon Lewis, having since died December 26, 1992, Said Heirs filed and Affidavit of Heirship as set out in Instr. No. 20080728-0077104, Register's Office for Davidson County, Tennessee. Pursuant to an Order of the Seventh Circuit Court of Davidson County, Tennessee, Docket No. 93P-673, declared the Estate of Robert V. Lewis as insolvent and so order said property to be brought into the Estate and sold by Larry Lewis as the Administrator to the Estate of Robert V. Lewis.

This conveyance is subject to 2011 taxes, prorated and assumed by the Grantees. Subject to all matters as set out on the plan of record in Plan Book 1, page 22, said Chancery Court Clerks Office. Subject to the rights and claims of parties in possession. Subject to any and all leases not of public record. This property is being sold as is.

unimproved ☐

This is improved ☒ property, known as 1815 Cedar Lane, Nashville, TN 37212

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 my hand this 3rd day of August, 2011.

Larry Lewis, Administrator to the Estate of Robert V. Lewis

By: _____
Larry Lewis, Administrator

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid State and County, Larry Lewis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledge upon oath that he is the Administrator to the Estate of Robert V. Lewis, pursuant to Letters of Administration of the Seventh Circuit Court of Davidson County, Tennessee, Docket No. 93P-673, and as such Administrator is so authorized to execute the within instrument for the purpose therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 3rd day of August, 2011.

Commission expires: October 22, 2011

ANN CE[illegible]DELL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

_____
Ann B[illegible]
Notary Public