39-B

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110051310 DEEDWARR
Recvd: 08/19/11 14:19 2 pgs
Fees:13.00 Taxes:1069.30
20110819-0064447

State of Tennessee )
County of Davidson )

G#23376-2

The actual consideration or value, whichever is greater, for this transfer is **$289,000.00**

Affiant

Subscribed and sworn to before me this 18th day of August, 2011.

Notary Public

My commission expires: 8-22-2014

(AFFIX SEAL)

ANGELA WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Cornerstone Investments, Inc.** | **"New Owner"** | **11704009100** |
| **718 Thompson Ln, Ste 108** | | |
| **Nashville, TN 37204** | | |

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, WE,

**George M. Grimes and wife, Jillian Grimes**

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 GRANTEE, ITS SUCCESSORS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**LAND in Davidson County, Tennessee, being the East 50 feet of Lot No. 269 on the Plan of Belmont Land Co.'s Plan of Lots, as of record in Book 421, Page 34, Register's Office for Davidson County, Tennessee.**

**SAID East part of Lot No. 269 fronts 50 feet on the northerly margin of Rosewood Avenue and extends back between parallel lines 170 feet to an alley in the rear.**

**BEING the same property conveyed to George M. Grimes, by Warranty Deed from Leslie Monteith DePlanche, of record in Instrument No. 20060517-0057965, Register's Office for Davidson County, Tennessee.**

**JILLIAN Grimes, spouse of the above named George M. Grimes, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.**

**THIS conveyance is subject to:**

**1) Matters shown on the Plan of record in Book 421, Page 34, Register's Office for Davidson County, Tennessee;**

**2) Sanitary Sewer Easement of record in Book 2094, Page 432, Register's Office for Davidson County, Tennessee;**

**3) Mutual Easement (for driveway), of record in Book 4612, Page 868, Register's Office for Davidson County, Tennessee; and,**

**4) Taxes for the current year which have been prorated and assumed by the Grantee herein.**

This is improved property, known as: **1718 Rosewood Avenue, Nashville, Tennessee 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 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 GRANTEE, its successors and/or 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/our hand(s) this 29th day of **July, 2011.**

**George M. Grimes**

**Jillian Grimes**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, **George M. Grimes and wife, Jillian Grimes,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of **July, 2011.**

**My Commission Expires:** May 5, 2015

Katherine Goodson
Notary Public



KATHERINE GOODSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.