39B

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF September, 2011.

Notary Public

MY COMMISSION EXPIRES: 5/20/14 (AFFIX SEAL)

R-VRES-11-2304

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cornerstone Investments, Inc.	Owner	
718 Thompson Lane Ste #108 (ADDRESS)	(NAME) (ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	104-15-231.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we MICHAEL PAUL WHITTY, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CORNERSTONE INVESTMENTS, INC., hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 7 ON HOME MORTGAGE COMPANY'S RESUBDIVISION OF CERTAIN LOTS IN LINDEN PLACE, AS OF RECORD IN BOOK 1130, PAGE 42, REGISTER'S OFFICE OF SAID COUNTY. SAID LOT NO. 7 FRONTS 50.3 FEET ON THE NORTHERLY SIDE SUNSET, FORMERLY LINDEN PLACE, AND RUNS BACK 170 FEET ON THE EASTERLY LINE AND 177.2 FEET ON THE WESTERLY LINE TO A DEAD LINE, MEASURING 50 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL PAUL WHITTY, UNMARRIED BY WARRANTY DEED FROM DAVID V. NEWTON AND WIFE, DIANE E. NEWTON, RECORDED ON THE 6TH DAY OF NOVEMBER, 1996 IN DEED BOOK 10252, PAGE 409, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN BOOK 1130, PAGE 42; BOOK 1129, PAGE 551; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 2304 Sunset Place, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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.

BILL GARRETT, Davidson County
Trans:T20110058724 DEEDWARR
Recvd: 09/21/11 13:31 2 pgs
Fees:13.00 Taxes:995.30
20110921-0073203

Witness my/our hand(s) this 15th day of September, 2011.

Michael Paul Whitty

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Paul Whitty, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of September, 2011.

Notary Public

My Commission Expires:

(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 3, 2012

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903