WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110071083 DEEDWARR
Recvd: 11/10/11 10:32 2 pgs
Fees:13.00 Taxes:259.00
20111110-0088000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF NOVEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL) PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 20, 2014

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cornerstone Investments, Inc.	**Same As Owner**	**MAP 102-7**
(NAME)	(NAME)	
718 Thompson Lane Ste 108		**PARCEL 20.00**
(ADDRESS)	(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, **WILLIAM ROBERT ELIZER** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CORNERSTONE INVESTMENTS, INC.**, 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:

Land in Davidson County, Tennessee, being Lot No. 130 on the Plan of Charlotte Park, Section 26, as of record in Book 3700, page 91, Register's Office for Davidson County, Tennessee.

Said Lot fronts 75.83 feet on the southeasterly side of Cabot Drive and runs back 148.97 feet on the northerly line and 148.98 feet on the southerly line to a dead line in the rear on which it measures 75.83 feet.

Being the same property conveyed to William T. Elizer, unmarried by Warranty Deed from William Lewis Long and wife, Doris H. Long, dated December 8, 1972, recorded December 12, 1972, of record in Book 4663, page 545, Register's Office for Davidson County, Tennessee. The said William T. Elizer died testate October 11, 2011and property was conveyed to William Robert Elizer by Tennessee Affidavit of Heirship and Will of record as Instrument No. 20111108-0087303, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2011 real property taxes paid at closing, prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 3700, page 91, said Register's Office; and (c) Restrictive covenants contained in Book 4142, page 166, said Register's Office.

The property herein conveyed is not the principal residence of the grantor.

unimproved ☐

This is improved ☒ property, known as **6629 Cabot Drive, Nashville, TN 37209**

(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 9th day of November, 2011.

William Robert Elizer

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, William Robert Elizer, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 9th day of November, 2011.

Commission expires:

PAM McBROOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 20, 2014

Notary Public