Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

11-1-20

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$235,000.00.**

Affiant

Subscribed and sworn to before me this 9th day of November, 2011.

Notary Public
My Commission expires: October 28, 2012
(Affix Seal)

My Commission Expires

BILL GARRETT, Davidson County
Trans:T20110073875 DEEDWARR
Recvd: 11/22/11 09:47 2 pgs
Fees:13.00 Taxes:869.50
20111122-0091395

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Cornerstone Investments, Inc.	New Owner	118-01-0-031.00
718 Thompson Lane, Suite 108		
Nashville, TN 37204		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Faye Ophelia Bradford**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Cornerstone Investments, Inc.**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the easterly 60 feet of Lot No. 11 on the plan of W.L.B. Lawrence's Plan, of record in Book 2, page 124, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said part of said lot fronts 60 feet on the southerly side of Sweetbriar Avenue and extends back 310 feet on the easterly line and 311 feet, more or less, on the westerly line to a rear line measuring 60 feet.

Being the same property conveyed to Percy Bradford and wife, Faye Ophelia Bradford, by deed from O.D. Guthrie and wife, Anne D. Guthrie, on December 13, 1967, of record in Book 4196, page 963, and by Deed of Correction of record in Book 4303, page 321, Register's Office for Davidson County, Tennessee. The said Percy Bradford having died on December 28, 1982 leaving property to Faye Ophelia Bradford by right of survivorship.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2012 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 118-01-0-031.00.
- Subject to all matters as shown on the Plan of record in Book 2, page 124, Chancery Court at Nashville, Tennessee County, Tennessee.

This is improved property known as: **1407 Sweetbriar Avenue, Nashville, TN 37212**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this November 9, 2011.

Faye O. Bradford
Faye Ophelia Bradford

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Faye Ophelia Bradford** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 9, 2011

My commission expires 1-6-14

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY