WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110081115 DEEDWARR
Recvd: 12/22/11 10:58 2 pgs
Fees:13.00 Taxes:329.30

20111222-0100063

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS: $89,000.00.

Affiant

Subscribed and sworn to before me this 21 day of December, 2011.

LUCINDA CARTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public Lucinda Carter
My Commission expires: 11/30/14
(Affix Seal)

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:
Rikk Kittleman	Rikk Kittleman	093-11-0-A-134.00CO
133 Academy Square	133 Academy Square	
Nashville, TN 37210	Nashville, TN 37210	

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. **Cornerstone Investments, Inc.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Rikk Kittleman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 134 on the plan of Academy Square, of record in Book 5200, page 614, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Cornerstone Investments, Inc., by deed from Heather D. Wood, as Substitute Trustee, on June 29, 2011,of record in Instrument Number 20110705-0051331, Register's Office for Davidson County, Tennessee.

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

- Subject to all matters as shown on the Plan of record in Book 5200, page 614, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6117, page 681; Book 6222, page 893; Book 9520, page 748; and Instrument Number 20101216-0100149, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 6125, page 384, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6117, page 700; Instrument Numbers 20070601-0065419, 20080130-0009636, 20090324-0026484, 20090409-0032557, 20100315-0019427, and 20101216-0100150, Register's Office for Davidson County, Tennessee.

This is improved property known as: 134 Academy Square, Nashville, TN 37210

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 December 16, 2011.

Cornerstone Investments, Inc.

President

By Lane Wallace, President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 16th day of December, 2011, before me, appeared Lane Wallace, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the President of Cornerstone Investments, Inc. and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Lane Wallace acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:

7/6/15

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY