Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20110081783 DEEDWARR
Recvd: 12/27/11 14:19 2 pgs
Fees:13.00 Taxes:2665.16
20111227-0101002

39-B
File #11-1352

# WARRANTY DEED

**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, the undersigned **Cornerstone Investments, Inc.**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jonathan Russell and wife, Carrie Russell**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 265 and the easterly 10 feet of Lot No. 266 on the map of Belmont Land Company's Plan, called Belmont Heights, as of record in Book 421, Page 34, Register's Office for said County.

Said log and part of lot adjoin and front together 76 feet on the northerly side of Rosewood Avenue and run back between lines 170 feet to an alley in the rear, measuring 80 feet, more or less, thereon; the east line of Lot No. 265 running back along the west margin of a 15 foot alley.

Being the same property conveyed to Cornerstone Investments, Inc. by Warranty Deed from Matthew Slocum, dated March 14, 2011, of record as Inst. No. 20110324-0022887, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

**This is improved property, known as: 1702 Rosewood Avenue, Nashville TN, 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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

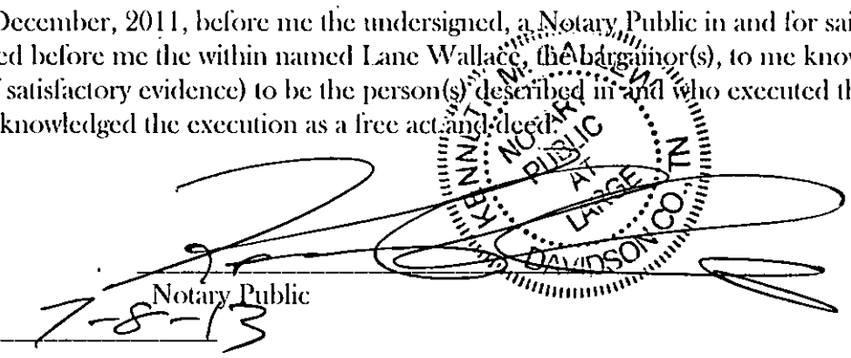
**WITNESS THE EXECUTION HEREOF** this 13th day of December, 2011.

**Cornerstone Investments, Inc.**

By: _____, President
Lane Wallace, President

State of Tennessee )
County of Davidson )

On this 13th day of December, 2011, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Lane Wallace, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.




Notary Public

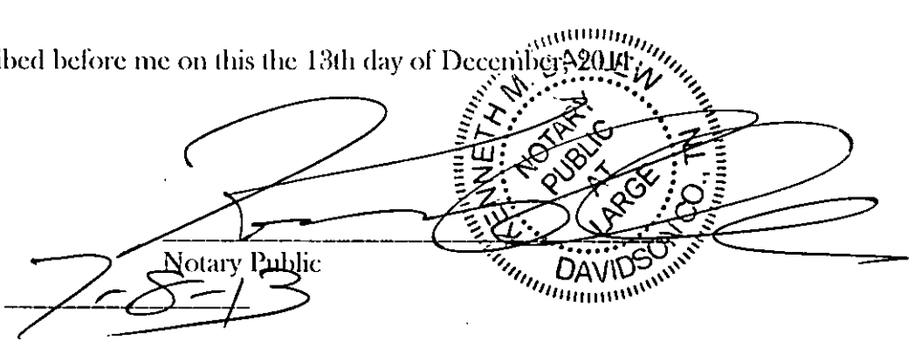
My Commission Expires: 7-8-13

State of Tennessee )
County of Davidson )

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 720,314.00.

X Cami A. Russell
Affiant

Sworn and subscribed before me on this the 13th day of December, 2011.




Notary Public

My Commission Expires: 7-8-13

NEW OWNER:
Jonathan Russell
1702 Rosewood Avenue
Nashville, TN 37212

RESPONSIBLE FOR TAX PAYMENT:
New Owner

TAX MAP-PARCEL #:
117-4-86