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

39-B
File #11-1350

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 **Patrick Grohar and wife, Kristen M. Snyder,** 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 the westerly 60.0 feet of Lot No. 268, on the Plan of Belmont Land Company's Plan called "Belmont Heights", of record in Book 421, Page 34, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Cornerstone Investments, Inc. by deed from Patricia Thomas McCarter, fka Patricia S. Thomas, married; and Harte R. Thomas and wife, Patricia J. Thomas dated August 31, 2011 of record as Instrument Number 20110902-0068473, 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: 1716 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 30th day of December, 2011.

Cornerstone Investments, Inc.

By: Lane Wallace, President

BILL GARRETT, Davidson County
Trans:T20120000406 DEEDWARR
Recvd: 01/03/12 15:40 2 pgs
Fees:13.00 Taxes:2925.89
20120103-0000526

State of Tennessee)
County of Davidson)

On this 30th 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, 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, as President of Cornerstone Investments, Inc., the bargainor for the purposes contained above herein, and acknowledged the execution as a free act and deed for said Cornerstone Investments, Inc., by said Lane Wallace as President.

KENNETH M. DALE NOTARY PUBLIC AT LARGE DAVIDSON CO.

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: $ 790,781.00.

Affiant

Sworn and subscribed before me on this the 30th day of December, 2011.

Notary Public

My Commission Expires: _____

EMBER DUNN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires September 9, 2014

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Patrick Grohar	First Tennessee Bank	117-4-9
1716 Rosewood Avenue	300 Court Avenue, 3rd Floor	
Nashville, TN 37212	Memphis, TN 38103	