11-1-312

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

BILL GARRETT, Davidson County
Trans:T20120008108 DEEDWARR
Recvd: 02/02/12 11:58 2 pgs
Fees:13.00 Taxes:1387.50
20120202-0009532

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 12 day of January, 2012 by and between **David P. Turner and wife, Nancy O. Turner**, hereinafter referred to as GRANTOR, and **Cornerstone Investments, Inc.**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the West 90 feet of Lot no. 226 on the Map of Belmont Land Company's Plan, as of record in Book 421, Page 34, Register's office for Davidson County, Tennessee.

Said part of Lot 226 fronts 90 feet on the North side of Rosewood Avenue and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to David P. Turner and wife Nancy O. Turner by Warranty Deed of record in Book 5850, Page 509, Register's office for Davidson County, Tennessee.

This is [ ]improved [ ]unimproved property known as: 1706 Rosewood Avenue, Nashville, TN 37212

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

David P. Turner

Nancy O. Turner

Nancy O. Turner

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, David P. Turner and wife, Nancy O. Turner, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 12 day of January, 2012.

Notary Public

My Commission Expires: My Commission Expires October 28, 2012

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Cornerstone Investments, Inc.
718 Thompson Lane Ste 108
Nashville, TN 37204

Send Tax Statements to:
Cornerstone Investments, Inc.
718 Thompson Lane Ste 108
Nashville, TN 37204

M/P 117-04-087.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $375,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 12 day of January, 2012.

Notary Public

My Commission Expires: My Commission Expires October 28, 2012

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

11-1-317