11-1-312

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

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 27th day of January, 2012 by and between **Cornerstone Investments, Inc.**, hereinafter referred to as GRANTOR, and **Nicolo Davidson, single man**, 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:

Being Lot No. 327 on the Map of Edgefield Land Co's Second Addition to Nashville of record in Book 57, page 152 Register's office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

This Conveyance is subject to the following:

Easements, setback lines and other matters as shown on the Map of Edgefield Land Co's Second Addition to Nashville record in Plat Book 57 Page 152 Register's office for Davidson County, Tennessee.

Being the same property conveyed to Cornerstone Investments Inc. by Quitclaim Deed from NBS Properties, Inc. dated March 30, 2011and recorded April 4, 2011 of record in Instrument No. 20110404-0025747 Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to NBS Properties, Inc. by Trustees Deed from Deanna Dorrough, Co-Trustee dated March 16, 2011 and recorded March 28, 2011 of record in Instrument no. 20110328-0023796 Register's office for Davidson County, Tennessee. Previously being the same property conveyed to James M. Brewington Jr. by Warranty Deed recorded May 15, 1996 of record in Book 10050, page 35, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: 1604 Lillian Street, Nashville, TN 37206

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.

Cornerstone Investments, Inc.

By: President
Lane Wallace, President

ORT Form 3956 (Rev. 1/22/07)

BILL GARRETT, Davidson County
Trans:T20120009882 DEEDWARR
Recvd: 02/09/12 09:26 2 pgs
Fees:13.00 Taxes:1091.50
20120209-0011582

CORPORATE
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Leah A. Turner, a Notary Public of said State and County aforesaid, personally appeared **Lane Wallace** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be **President** of **Cornerstone Investments, Inc.**, the within named bargainor, a corporation, and that he/she as such **President**, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as **President**.

Witness my hand and seal, at office in Franklin TN, this the 27th 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:
Nicolo Davidson
1604 Lillian Street,
Nashville, TN 37206

Send Tax Statements to:
Farmington Financial Group LLC
1912 21st Avenue
Nashville, TN 37212

Map & Parcel 83.13-456.00

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 $295,000.00 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 27th day of January, 2012.

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: My Commission Expires October 28, 2012

RETURN TO: Land Title South, Inc., 3326 Aspen Grove Drive, Suite 400, Franklin, TN 37067
File: 11-1-312

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