121056

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

BILL GARRETT, Davidson County
Trans:T20120012419 DEEDWARR
Recvd: 02/21/12 10:46 2 pgs
Fees:13.00 Taxes:1454.60
20120221-0014662

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 17th day of February, 2012 by and between **Cornerstone Investments, Inc.**, hereinafter referred to as GRANTOR, and **Michael T. Baker and wife, Wendy Baker**, 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 Boom 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.

This Conveyance is Subject to the Following:

Easements, setback lines and other matters as shown on the plat of record in Plat Book 421, Page 34, Register's office for Davidson County, Tennessee

Any other easements, restrictions or any other matters of record in said Register's office.

Being the same property conveyed to Cornerstone Investments, Inc. by Warranty Deed from David P. Turner and wife, Nancy O. Turner dated January 12, 2012 and recorded February 2, 2012, of record in Instrument No. 20120202-0009532, Registers Office for Davidson County, Tennessee. Previously 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.

Cornerstone Investments, Inc.

By: _____, President.
Lane Wallace, President

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 17th day of February, 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:
Michael T. Baker and Wendy Baker
1706 Rosewood Avenue, Nashville, TN 37212

Send Tax Statements to:
Michael T. Baker
2314 Hampton Ave. Nashville TN 37215

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 $393,134.12 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 17th day of February, 2012.

_____
Notary Public

My Commission Expires: My Commission Expires October 28, 2012

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO:
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Franklin, TN 37067
12-1-056