BILL GARRETT, Davidson County
Trans:T20120026965 DEEDWARR
Recvd: 04/13/12 09:38 2 pgs
Fees:13.00 Taxes:2775.00
20120413-0031565

12-1-097

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 10th day of April, 2012 by and between **Cornerstone Investments Inc.**, hereinafter referred to as GRANTOR, and **Karen M. Stabile, married**, 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 East 50 feet of Lot No. 269 on the Plan of Belmont Land Co.'s Plan of Lots, as of record in Book 421, Page 34, Register's Office for Davidson County, Tennessee.

Said East part of Lot No. 269 fronts 50 feet on the northerly margin of Rosewood Avenue and extends back between parallel lines 170 feet to an alley in the rear.

This Conveyance is Subject to the Following:

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

2.) Mutual Easement for driveway of record in Book 4621, Page 868, Register's Office for said County.

3.) Sanitary Sewer Easement of record in Book 2094, Page 432, Register's Office for said County.

4.) All easements, restrictions and any other matters of record in said registers office.

Being the same property conveyed to Cornerstone Investments, Inc., a Tennessee corporation, by Warranty Deed, from George M. Grimes and wife, Jillian Grimes on July 29, 2011, recorded on August 19, 2011, of record in Instrument No. 20110819-0064447, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to George M. Grimes by Warranty Deed from Leslie Monteith DePlanche dated May 12, 2006 and recorded May 17, 2006 of record in Instrument No. 20060517-0057965, Register's Office for Davidson County, Tennessee

This is [X]improved [ ]unimproved property known as: 1718 Rosewood Ave., 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 10th day of April, 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:
Karen M. Stabile
1718 Rosewood Ave.
Nashville, TN 37212

Send Tax Statements to:
SWBC Mortgage Corporation
5055 Maryland Way Ste 200
Brentwood, TN 37027

Map & Parcel 117-04-0-091

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 $750,000.00 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 10th day of April, 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
12-1-097