12-1-063

12-1-063

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

BILL GARRETT, Davidson County
Trans:T20120026974 DEEDWARR
Recvd: 04/13/12 09:50 2 pgs
Fees:13.00 Taxes:1942.50
20120413-0031602

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 6th day of April, 2012 by and between Cornerstone Investments, Inc., hereinafter referred to as GRANTOR, and David Patzer and Marina Portillo, husband and wife, 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 Lot No. 111, Block 4, on the plan of Charlotte Park Co. 1st Addition to West Nashville, of record in Book 57, page 103, said Register's Office, to which plat reference is hereby made for a more complete and accurate description.

This Conveyance is Subject to the Following:

1.) Easements, setback lines and other matters as shown on the plat of Block 4, on the plan of Charlotte Park Co. 1st Addition to West Nashville, of record in Book 57, page 103, Register's office for Davidson County, Tennessee.

2.) HOA Charter of record in Instrument No. 20110901-0068043, Register's Office for said County

3.) Master Deed of record in Instrument No. 20110831-0067647 and Revocation of Restrictions of record in Instrument No. 20111018-0080856, Register's Office for said County

4) All easements, restrictions and any other matters of record in said Register's Office.

Being the same property conveyed to Cornerstone Investments, Inc., by Warranty Deed from Charles William Johnson, Sr., dated April 22, 2011 and recorded on May 3,2011 of record in Instrument 20110503-0033853, Register's Office for Davidson County.

This is [X]improved [ ]unimproved property known as: 4210 Dakota Ave, Nashville, TN 37209

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: _____
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 6th 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:
David Patzer and Marina Portillo
4210 Dakota Ave, Nashville, TN 37209

Send Tax Statements to:
Swinnea Mtg.
~~1001 Semmes Ave RVW-5023~~
Richmond, VA 23224

Map & Parcel 91-16-391.00

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 $525,000.00 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 6th 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
12-1-063