WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/18/12 13:45 2 pgs
Fees:13.00 Taxes:120.25
20120518-0043309

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$32,500.00.**

LeeAnn Maloney
Affiant

Subscribed and sworn to before me this 15th day of May, 2012

Notary Public
My Commission expires: 1-6-2015
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Nathanial Girardin	SAME	070-07-0-001.06
2615 Old Buena Vista Pike		
Nashville, TN 37218		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Cornerstone Investments, Inc.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Nathanial Scot Girardin and Samira J. Girardin, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in the 13th Civil District of Davidson County, Tennessee, being Lot No. 7 on the unrecorded plan of the subdivision of the J.S. Spurlock Lands, described partly according to a survey made by Z,J. Wilkinson, Surveyor,, June 17, 1963, as follows:

Beginning on the westerly margin of the Old Buena Vista Road at the line between Lots Nos. 7 and 8; thence the line between said two lots south 75 deg 45' west 255 feet; thence north 41 deg 45' east 244 feet to the westerly margin of said road; thence with said road in a southerly direction 140 feet to the beginning.

Being the same property conveyed to Cornerstone Investments, Inc., by deed from William Timothy Hill, as Substitute Trustee, on April 5, 2010, of record in Instrument Number 20100406-0025645, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Easement of record in Book 7825, page 64, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2615 Old Buena Vista Pike, Nashville, TN 37218**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this May 15, 2012.

Cornerstone Investments, Inc.

Lance, President
By Lane Wallace

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 15th day of May, 2012, before me, appeared Lane Wallace, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the President of Cornerstone Investments, Inc. and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Lane Wallace acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:

7/6/15

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY