12-1-185

BILL GARRETT, Davidson County
Trans:T20120050264 DEEDWARR
Recvd: 07/09/12 12:54 2 pgs
Fees:13.00 Taxes:1572.50
20120709-0060079

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 29th day of June, 2012 by and between **Chadrick T. Martin**, hereinafter referred to as GRANTOR, and **Cornerstone Investments, Inc.**, 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. 23 and the easterly half fo Lot No. 24 on the Map of Linden Place, of record in Book 547, Page 121, Book 547, Page 122, Register's Office for Davidson County, Tennessee.

Said Lot No. 23 and Part of Lot No. 24 adjoin and front together 112.95 feet on the southerly side of Linden Place and runs back between parallel lines 174 feet on the east line of Lot No. 23 and 185 feet, more or less, on the westerly line of part of Lot No. 24 to a dead line of which they measure 112.5 feet, more or less.

Being the same property conveyed to Chadrick T. Martin, by Warranty Deed, from Joseph Gaspar Degaetano and wife, Heather Degaetano formerly known as Heather Victoria Belin, on March 31, 2005, recorded on April 1, 2005, of record in Instrument 20050401-0035769, in the Register's Office of Davidson County, Tennessee.

**Heather Smith Martin joins in this conveyance to relinquish any marital rights in the property.

This is [X]improved [ ]unimproved property known as: 2111 Sunset Pl., 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.

Chadrick T. Martin

Chadrick T. Martin

Heather Smith Martin

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Chadrick T. Martin and Heather Smith Martin, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 29th day of June, 2012.

Notary Public

My Commission Expires:_____

SUSAN L. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 26, 2015

Name and Address of Property Owner:
Cornerstone Investments, Inc.
718 Thompson Lane Ste 108
Nashville, TN 37204

Send Tax Statements to:

Same as New Owner

Map & Parcel 104-15-0-251

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 $425,000.00 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 29th day of June, 2012.

Notary Public

My Commission Expires: _____

SUSAN L. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 26, 2015

RETURN TO:

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