12-1-022

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 6th day of July, 2012 by and between **Cornerstone Investments, Inc.**, hereinafter referred to as GRANTOR, and **Lindsey Todd and Zachary Todd, wife and husband**, 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:

Being Lot No. 109 of Block 4 on the plan of Charlotte Park Land Company's First Addiction to Nashville, of record in Book 57, Page 103, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Said Lot No. 109 fronts 50 feet on the northerly side of Dakota, formerly 4th Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Cornerstone Investments, Inc., by Warranty Deed, from Charles William Johnson, Sr., on February 7, 2012, recorded on February 8, 2012, of record in Instrument 20120208-0011392, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to D.W. Johnson, Jr. and wife, Margie Johnson, by deed from Howard F. Butler, Trustee, on June 11, 1985, of record in Book 6579, Page 21, Register's Office for Davidson County, Tennessee. D.W. Johnson having died leaving property to Margie Johnson by right of survivorship. Margie Johnson having since died testate on September 28, 2007. Her Last Will and Testament, leaving said property to Charles William Johnson, Sr., was admitted to probate by the Probate Court of Davidson County, Tennessee on October 4, 2007 at Cause No. 07P1573.

This is [X]improved [ ]unimproved property known as: 4208 Dakota Avenue, 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.
Lane Wallace, President, by M. Todd Jackson
By: as his attorney in fact
Lane Wallace, President
By M. Todd Jackson his attorney in fact

BILL GARRETT, Davidson County
Trans:T20120051615 DEEDWARR
Recvd: 07/13/12 09:17 2 pgs
Fees:13.00 Taxes:1756.60
20120713-0061565

ATTORNEY IN FACT
STATE OF TENNESSEE
COUNTY OF Davidson

On this 6th day of July, 2012 before me personally appeared M. Todd Jackson, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Lane Wallace, President of Cornerstone Investments, Inc. and acknowledged that he executed the same as the free act and deed of said Lane Wallace, President of Cornerstone Investments, Inc..

Witness my hand and seal, at office in Franklin TN, this the 6th day of July, 2012.

Notary Public

My Commission Expires: October 28, 2012

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Lindsey Todd and Zachary Todd
4208 Dakota Avenue,
Nashville, TN 37209

Send Tax Statements to:
Franklin American Mortgage Company
501 Corporate Centre Drive Suite 400
Franklin TN 37067

Map & Parcel 91.16-259.00

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 $474,758.00 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 July, 2012.

Notary Public

My Commission Expires: My Commission Expires October 28, 2012

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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