12-1-190

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 **Rigid Development, 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. 8 on the Plan of Bransford Realty Co's Montrose Park Subdivision, of record in Book 547, page 25, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Cornerstone Investments, Inc., by Warranty Deed, from John David Abbott, dated April 25, 2012, recorded on May 3, 2012, of record in Instrument No. 20120503-0037994, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to John David Abbott by Warranty Deed from Gregory L. Beard, unmarried dated August 24, 1998 and recorded August 27, 1998 of record in Book 11083, page 729 Register's Office for Davidson County, Tennessee.

This is [ ]improved [ ]unimproved property known as: 807 Montrose Avenue, Nashville, TN 37204

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, Pres. By M Todd Jackson as his attorney in fact

By: _____
Lane Wallace, President
By M. Todd Jackson his attorney in fact

BILL GARRETT, Davidson County
Trans:T20120052865 DEEDWARR
Recvd: 07/18/12 11:51 2 pgs
Fees:13.00 Taxes:890.96
20120718-0063151

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: My Commission Expires October 28, 2012

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Rigid Development, Inc.
9005 Overlook Blvd,
Brentwood, TN 37027

Send Tax Statements to:
Rigid Development, Inc.
9005 Overlook Blvd,
Brentwood, TN 37027

Map & Parcel 118-01-403.00

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 $240,800.00 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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