121-261
Register's 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 12th day of October, 2012 by and between **Cornerstone Investments, Inc.**, hereinafter referred to as GRANTOR, and **James H. Scoggin and Danielle C. Lee Scoggin, 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:

Being the easterly 60 feet of Lot No. 11 on the Plan of W.L. B. Lawrence's Plan, of record in Book 2, Page 124, Chancery Court for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said part of said lot fronts 60 feet on the southerly side of Sweetbrier Avenue, and extends back 310 feet on the easterly line and 311 feet, more or less on the westerly line, to a rear line measuring 60 feet.

Being the same property conveyed to Cornerstone Investments, Inc. by Warranty Deed, from Faye Ophelia Bradford, dated November 9, 2011, recorded November 22, 2011, of record in Instrument 20111122-0091395, Register's Office for Davidson County, Tennessee.

PREVIOUSLY BEING the same property conveyed to Faye Ophelia Bradford by Quitclaim Deed from Percy Bradford and Faye Ophelia Bradford of record in Book 4692, Page 663, said Register's Office.

This is [X]improved [ ]unimproved property known as: 1407 Sweetbriar Avenue, 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.

Cornerstone Investments, Inc.

By: _____
Lane Wallace, President

BILL GARRETT, Davidson County
Trans:T20120078408 DEEDWARR
Recvd: 10/16/12 09:32 2 pgs
Fees:13.00 Taxes:3175.84
20121016-0094615

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 12th day of October, 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:
James H. Scoggin and Danielle C. Lee Scoggin
1407 Sweetbriar Avenue
Nashville, TN 37212

Send Tax Statements to:
Synovus Mortgage Corp
2204 Lakeshore Drive, Ste 325
Birmingham, AL 35209

Map & Parcel 118.01-0-031.00

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 $858,336.00 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 12th day of October, 2012.

Notary Public
My Commission Expires: My Commission Expires October 28, 2012

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO:

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Franklin, TN 37067
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