GSRM
Box 44

BILL GARRETT, Davidson County
Trans:T20120084371 DEEDWARR
Recvd: 11/05/12 13:20 2 pgs
Fees:13.00 Taxes:3170.77
20121105-0101769

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 2nd day of November, 2012 by and between **Cornerstone Investments, Inc.,** hereinafter referred to as GRANTOR, and **Robert Myles Scoggins and wife, Maren Scoggins,** 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. 66 on the Plan of Westmoreland Place of record in Book 421, page 16, Register's Office for said County.

Being the same property conveyed to Cornerstone Investments, Inc., by Warranty Deed, from Chi Sung Song and wife, Shin Ji Kang, dated February 22, 2012 and recorded March 1, 2012, of record in Instrument 20120301-0017874. Previously being the same property conveyed to Chi Sung Song and spouse, Shin Ji Kang by Warranty Deed from Rauf Kuli-Zade, unmarried, dated August 27, 2004 and filed of record on August 31, 2004 of record in Instrument No. 20040831-0105295, said Register's Office.

This is [ X]improved [ ]unimproved property known as: 2806 W. Linden 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: _____, President.
Lane Wallace, President

CORPORATE
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Sherry Gibson, 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 2nd day of November, 2012.

Sherry Gibson
Notary Public
My Commission Expires: 11-15-2015

SHERRY GIBSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-15-2015

Name and Address of Property Owner:
Robert Myles Scoggins and Maren Scoggins
2806 W. Linden Avenue,
Nashville, TN 37212

Send Tax Statements to:

Avenue Bank
3823 Cleghorn ave
Nashville TN 37215

Map & Parcel 104-14-99.00

**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 $856,964.00 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 2nd day of November, 2012.

Sherry Gibson
Notary Public

My Commission Expires: 11-15-2015

SHERRY GIBSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-15-2015

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
12-1-320