12-1-177

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 1st day of November, 2012 by and between **Cornerstone Investments, Inc.**, hereinafter referred to as GRANTOR, and **Joel F. Harrington and Mary E.M. Harrington, 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 one-half of Lot No. 70 on the Belmont Land Company's Plan of Lots called Belmont Heights as of record in Book 421, page 34 Register's Office Davidson County, Tennessee. Said part of Lot No. 70 fronts 50 feet on the northerly side of Elmwood Avenue and runs back parallel lines 188 feet to an alley.

Being the same property conveyed to Cornerstone Investments, Inc. by Warranty Deed from John M. Hines unmarried dated February 3,2012 and recorded February 9, 2012 of record in Instrument no. 20120209-0011580 Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to John M. Hines by deed from Janice M. Hammonds, unmarried dated May 9, 1979 and recorded May 11, 1979 of record in Book 5434, page 396 Registers Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: 1504 Elmwood 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

BILL GARRETT, Davidson County
Trans:T20120085167 DEEDWARR
Recvd: 11/07/12 10:43 2 pgs
Fees:13.00 Taxes:3162.03
20121107-0102782

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 1st day of November, 2012.

Sherry Gibson
Notary Public
My Commission Expires:_____

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

Name and Address of Property Owner:
Joel F. Harrington and Mary E.M. Harrington
1504 Elmwood Avenue,
Nashville, TN 37212

Send Tax Statements to:
SunTrust Mortgage, Inc.
901 Semmes Avenue
Richmond, VA 23224

Map & Parcel 105.13-0-112.00

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 $854,604.00 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 1st day of November, 2012.

Sherry Gibson
Notary Public

My Commission Expires: _____

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
12-1-177