13-1-027

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130015581 DEEDWARR
Recvd: 02/25/13 14:03 2 pgs
Fees:13.00 Taxes:1135.90
20130225-0018678

State of Tennessee)
County of Williamson)

G#24460-8

The actual consideration or value, whichever is greater, for this transfer is **$307,000.00.**

Affiant

Subscribed and sworn to before me, this the 15 day of February, 2013.

Notary Public

My commission expires: My Commission Expires October 30, 2016

(AFFIX SEAL)

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Cornerstone Investments, Inc.	**"New Owner"**	**10416025900**
718 Thompson Lane, Ste 108		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Edward Hall, Jr., Successor Trustee of The Edward Hall, Sr. and/or Wilma T. Hall Revocable Living Trust U/A/D June 4, 2003

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cornerstone Investments, Inc., a Tennessee corporation

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. "B" on the Plan of Sweetbrier, of record in Book 1835, Page 18, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Lee Mai Wright by Installment Deed dated June 24, 1970, from Robert F. Beasley and wife, Linda T. Beasley, of record in Book 4426, Page 641, Register's Office for Davidson County, Tennessee. The said Lee Mai Wright having since died, leaving William T. Hall, Georgia Polk, and Edward Hall, Sr., as her only heirs-at-law. William T. Hall and Georgia Polk having conveyed their interest in the property to Edward Hall, Sr., by Quitclaim Deed dated March 4, 1975, of record in Book 4893, Page 147, said Register's Office.

THE said property was further conveyed to "The Edward Hall, Sr. and/or Wilma T. Hall Revocable Living Trust", through Edward Hall, Sr. and Wilma T. Hall, Trustees by Quitclaim Deed dated June 4, 2003, from Edward Hall, Sr. and Wilma T. Hall, of record in Instrument No. 20030617-0083183, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **All matters shown on the Plan of record in Book 1835, Page 18, Register's Office for Davidson County, Tennessee;**

2) **Agreement for Dedication of Easement for Storm Sewers and/or Sanitary Sewers of record in Book 4406, Page 714, said Register's Office; and,**

3) **Taxes for the current year which have been prorated and assumed by the Grantee herein, and subsequent years not yet due and payable.**

This is improved property, known as: **1808 Sweetbriar Avenue, Nashville, TN 37212**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 15 day of **February, 2013.**

Edward Hall Jr. TRUSTEE

Edward Hall, Jr., Successor Trustee of The Edward Hall, Sr. and/or Wilma T. Hall Revocable Living Trust U/A/D June 4, 2003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Edward Hall, Jr., Successor Trustee of The Edward Hall, Sr. and/or Wilma T. Hall Revocable and Living Trust U/A/D June 4, 2003,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15 day of **February, 2013.**

Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 2/24/13