WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF MARCH, 2013

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

ADAM C. LAFFOON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

File No.: ALW-13-920LOT40

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cornerstone Investments, Inc.	NEW OWNER	118-1-277.00 (part of)
(NAME)	(NAME)	
718 Thompson Lane #108		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **RONALD O. MILLER, SUCCESSOR TRUSTEE OF THE DOROTHY C. MILLER REVOCABLE LIVING TRUST**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **CORNERSTONE INVESTMENTS, INC.**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 40, PLAN OF MONTROSE PLACE**, as shown on plat of record in Plat Book 57, Page 93, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

**Note: Prior deeds in the chain of title contain scrivener's errors which refer to subject property as Lot "43", on the plan of Montrose "Plan".

Being part of the same property conveyed to Bernice C. Hicks by Warranty Deed from The First Christian Church, Nashville, Tennessee, of record in Book 4559, Page 1, in the Register's Office for Davidson County, Tennessee. Further being part of the same property conveyed to The Bernice C. Hicks Revocable Living Trust by Quit Claim Deed recorded in Instrument Number 20010627-0067938; to Dorothy C. Miller by Quit Claim Deed recorded in Instrument Number 20040901-0105710; and to The Dorothy C. Miller Revocable Living Trust by Quit Claim Deed recorded in Instrument Number 20040903-0106762 as corrected by instrument of record in Instrument Number 20041007-0120960, in the Register's Office for Davidson County, Tennessee. Dorothy C. Miller having died January 19, 2012, leaving Ronald O. Miller as Successor Trustee of The Dorothy C. Miller Revocable Living Trust.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

BILL GARRETT, Davidson County
Trans:T20130023910 DEEDWARR
Recvd: 03/25/13 09:20 2 pgs
Fees:13.00 Taxes:925.00

20130325-0028929

unimproved ☒
This is improved ☐ property, known as PART OF 920 Gilmore Avenue, Nashville, TN 37204

(House Number) (Street) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand this 22nd day of March, 2013.

The Dorothy C. Miller Revocable Living Trust

BY: Ronald O. Miller, Successor Trustee
Ronald O. Miller, Successor Trustee

STATE OF Tennessee
COUNTY OF Davidson

On this the 22nd day of March, 2013, before me personally appeared Ronald O. Miller, Successor Trustee of The Dorothy C. Miller Revocable Living Trust, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his free act and deed.

Witness my hand and official seal, this the 22nd day of March, 2013.

Notary Public
My Commission Expires: 10/18/16

ADAM G. LaFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171