THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 250,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May, 2013. Notary Public MY COMMISSION EXPIRES: 08/23/2016 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20130045767 DEEDWARR
Recvd: 06/03/13 10:35 2 pgs
Fees:13.00 Taxes:925.00
20130603-0055484

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cornerstone Investments Inc.	New Owner	MAP
718 Thompson Lane #108		PARCEL 10303020300
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Larry W. Koontz and wife, Margaret A. Koontz**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cornerstone Investments Inc.**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 J. G. Edwards Subdivision, not of record of record described according to a survey made by Z. J. Wilkinson, Surveyor, dated October 28, 1946, and described according to a survey made by Bob Cummings, land Surveyors, dated October 2, 1986, as follows:

Beginning at an iron pin in the easterly margin of 51st Avenue North, 412.4 feet southerly from the intersection of the easterly margin of said 51st Avenue North and the southerly margin of Wyoming, formerly Sixth (6th) Avenue, said point being the southwest corner of the property conveyed to M. E. Marable and wife, Mary Frances S. Marable, by deed from Joseph Franklin White and wife, as of record in Book 1284, page 276, Register's Office for said County; thence with Marable's southerly boundary line eastwardly 158 feet to an iron pin; thence southwardly and parallel to 51st Avenue North, 51.45 feet to an iron pin; said point being the northeast corner of a tract of land owned by Parrott; thence with Parrott's northerly boundary line; westwardly 158 feet to an iron pin in the easterly margin of 51st Avenue North; thence with the easterly pin in the easterly margin of 51st Avenue North; thence with the easterly margin of said 51st Avenue North, northwardly 51.45 feet to the beginning.

Being the same property conveyed to Larry W. Koontz and wife, Margaret A. Koontz by Deed from Mary F. Hamm, unmarried of record in Book 7026, page 452, Register's Office for Davidson County, Tennessee, dated 10/28/1986 recorded on 10/31/1986.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **138 51st Avenue North, Nashville, TN 37209.**

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 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 our hand( ) this the 31st day of May, 2013.

Larry W. Koontz

Margaret A. Koontz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Larry W. Koontz** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that HE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 31ST day of May, 2013.

My Commission expires: 1-9-16

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN.

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Margaret A. Koontz** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that SHE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 31ST day of May, 2013.

My Commission expires: 1-9-16

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN.

Notary Public