WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130050912 DEEDWARR
Recvd: 06/17/13 15:46 2 pgs
Fees: 13.00 Taxes: 1480.00

20130617-0061825

R-RP-13-4047

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

Subscribed and sworn to before me, this 17th DAY OF June, 2013.

Notary Public

MY COMMISSION EXPIRES: 08/28/2016

(AFFIX SEAL)

AMANDA VAUGHN — State of Tennessee — Notary Public — DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cornerstone Investments, Inc.	Cornerstone Investments, Inc.	
718 Thompson Lane, #108 (ADDRESS)	718 Thompson Lane, #108 (NAME) (ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Nashville, TN 37204 (CITY) (STATE) (ZIP)	13201002700

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we MARTHA ANN WOODMORE, UNMARRIED, hereinafter 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 NO. 198 ON THE PLAN OF ROLLING MEADOWS, AS OF RECORD IN BOOK 1424, PAGES 98 & 99, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MARTHA ANN WOODMORE, UNMARRIED BY DEED FROM ANDREW LAWRENCE SAUL, UNMARRIED OF RECORD IN BOOK 9823, PAGE 576, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED 10/6/1995 RECORDED ON 10/10/1995.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 1424, PAGE 98 & 99; BOOK 1628, PAGE 621; BOOK 1713, PAGE, 420; BOOK 1757, PAGE 427, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 4047 Lealand Lane, Nashville, Tennessee 37204
(House Number) (Street) (P.O. Address) (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 GRANTEE(S), 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/our hand(s) this 17th day of June, 2013.

Martha Ann Woodmore

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Martha Ann Woodmore, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of June, 2013.

Notary Public

My Commission Expires: 5-20-14

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903