BILL GARRETT, Davidson County
Trans:T20130053156 DEEDWARR
Recvd: 06/24/13 10:39 2 pgs
Fees:13.00 Taxes:3700.00

20130624-0064386

Return To.
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

(1)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $1,000,000.00

Affiant

Subscribed and sworn to before me, this 18th day of June, 2013.

Notary Public

My commission expires: 3/8/16

ERNEST B. WILLIAMS IV
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires March 8, 2016

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Cornerstone Investments, Inc.	**New Owner**	**Map\Parcel: 117-15-0-013.00**
718 Thompson Lane #108		
Nashville, TN 37204		

FOR AND IN 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 ACKNOWLEDGE, I/WE,

David L. Cooper, as Trustee of the Helen G. McCracken Revocable TrustDavid L. Cooper, Trustee

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

Cornerstone Investments, Inc., a Tennessee corporation

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS, SUCCESSORS 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 parts of Lots Nos. 24 and 25 on the Plan of Glen Echo Subdivision, as of record in Book 1424, page 52, Register's Office for Davidson County, Tennessee.

BEGINNING on the easterly margin of Hillmont Drive, at the southwest corner of the property conveyed to Russell L. Parham and wife, by deed from J. Douglas Wright and wife, of record in Book 1711, page 51, said Register's Office, said point being 25 feet northeast of the corner of Lots Nos. 24 and 25; thence with Parham's south line, southeastwardly 217.5 feet, more or less, to the east line of Lot No. 25; thence with the east line of said lot, southwardly 105 feet to the northerly margin of Glen Echo Road; thence with the northerly margin of said Road, westwardly 243.6 feet to the beginning of a curve; thence around said curve with a radius of 25 feet, 43.3 feet to the easterly margin of Hillmont Drive; thence with the easterly margin of said Drive, northwardly 190.6 feet to the beginning.

Being the same property conveyed to Harold McCracken and wife, Helen G. McCracken by Warranty Deed from Norman F. Jay and wife, Judith H. Jay, of record in Book 4637, Page 315, dated September 8, 1972, Register's Office for Davidson County, Tennessee. Harold McCracken having since died. Helen G. McCracken further conveyed said property to Helen G. McCracken Revocable Trust, of record in Instrument No. 20041122-0139609, dated November 14, 2004, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 1424, Page 52, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 1542, Page 340 and Book 1631, Page 47, Register's Office for DAVIDSON County, Tennessee.

Storm Drainage Easement to Metro of record in Instrument No. 20060315-0030036, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
And this conveyance is subject to all other easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1775 Hillmont Drive, Nashville, TN 37215.

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 except as 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 18th day of June, 2013.

Helen G. McCracken Revocable Trust

By: David L. Cooper, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **David L. Cooper** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who proved to me that he is the **Trustee of the Helen G. McCracken Revocable Trust**, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand, at office, this 18th day of June, 2013.

Notary Public

My Commission Expires: 9-23-13

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON
COMMISSION EXPIRES JUNE 10, 2013

ALICIA R. HAMILTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO.

File #: **130074JM**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027