BILL GARRETT, Davidson County
Trans: T20130055702 DEEDWARR
Recvd: 07/01/13 14:04 2 pgs
Fees: 13.00 Taxes: 888.00

20130701-0067648

WARRANTY DEED

File No.: ALW-13-5304

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2013.

Notary Public

MY COMMISSION EXPIRES: 8/23/2016
(AFFIX SEAL)

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	91-15-65.00
(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, **CARRIE LEE S. CHRISTIAN** unmarried, 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 part of Block No. 13 on the Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, Page 18, Register's Office for said County, as follows:

Beginning on the Northerly margin of Nevada, formerly Third Avenue, at a point 100 feet West of the Westerly margin of 53rd Avenue North, formerly 12th Street, being the Southwest corner of the property conveyed to Gus Deal by deed from B. Levitan and wife, of record in Book 1041, Page 180, said Register's Office, thence with the Northerly margin of Nevada Avenue, Westwardly 56.6 feet to the Easterly line of the right-of-way of the Nashville, Chattanooga, and St. Louis Railway, now abandoned; thence with the said right-of-way, Northwardly 200 feet to the Southerly margin of an alley; thence with said alley Eastwardly 62 feet to the Northwest corner of said Deal Property; thence with the Westerly line of same Southwardly 200 feet to the beginning.

Being the same property conveyed to Sylman Horace Street for his lifetime and, at his death, the remainder in fee simple to Carrie Lee S. Christian by Warranty Deed from Charles Walker Christian and wife Carrie Lee S. Christian, dated May 5, 1976, of record in Deed Book 5024, Page 852, in the Register's Office of Davidson County, Tennessee.

Sylman Horace Street died on August 16, 1976.

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.

unimproved ☐
This is improved ☒ property, known as 5304 Nevada Avenue, Nashville, TN 37209
(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/our hand(s) this 28th day of June, 2013.

Carrie Lee S. Christian

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 28th day of June, 2013.

Notary Public
My Commission Expires 6-28-15

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:

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