BILL GARRETT, Davidson County
Trans:T20130058232 DEEDWARR
Recvd: 07/09/13 10:44 2 pgs
Fees:13.00 Taxes:129.50

20130709-0070780

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JULY, 2013.

Notary Public

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

File No.: ALW-13-DALEBROOK

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	083-07-0-230.00
(NAME) 718 Thompson Lane #108	(NAME)	083-07-0-343.00
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(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, **SOUTHWEST REALTY INVESTMENT GROUP, INC.**, 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:

Tract I: (Map/Parcel: 083-07-0-230.00)

Being Reserve Parcel No. "A" on the plan of Section Six, Eastland Acres, of record Book 2330, Page 129, Register's Office for Davidson County to which plan reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to B. B. Doubleday Jr. by Final Decree Confirming Sale from The State of Tennessee in its own behalf, and for the use and benefit of the Metropolitan Government of Nashville and Davidson County, Tennessee (Clerk & Master Department) recorded March 4, 1974 in Book 4793, Page 137, in the Register's Office of Davidson County, Tennessee. Further being the same property conveyed to Southwest Realty Investment Group, Inc. by Quitclaim Deed from B.B. Doubleday, Jr., dated June 21, 2012, recorded April 18, 2013 in Instrument Number 20130418-0038688, in the Register's Office of Davidson County, Tennessee.

Tract II: (Map/Parcel: 083-07-0-343.00)

Property located on the South side of Dalebrook Court in the 7th Councilmanic District of Davidson County, Tennessee. Being shown as a reserve parcel on the plan of Eastland Oaks Section 2 of record in Book 4860, Page 9, R.O.D.C., TN and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823 dated August 9, 2006, and known as Job No. 06-0145, as follows:

Beginning at a point in the Southerly right-of-way of Dalebrook Court at the Northern most corner of the herein described tract. Said point being the Northeast corner of Lot 25 of Eastland Oaks Section 2. Thence, from said point of beginning, leaving said right-of-way with the Westerly line of a reserve parcel as shown on the plan of Eastland Acres Section Six of record in Plat Book 2330, Page 129, R.O.D.C., TN, S 02 degrees 41' 51" W - 216.84' to a point; thence along the Northerly line of Lot 17 of Eastland Oaks Section 2, N 53 degrees 13' 41" W - 117.77' to a point; thence along the Easterly line of Lot 25, N 35 degrees, 35' 09" E - 179.65' to the point of beginning containing 10,576 square feet, more or less.

Being the same property conveyed to B. B. Doubleday, Jr. by Warranty Deed from G. W. Hussey and W.K. Jones, dated September 5, 2006, of record in Instrument Number 20060908-0111259, in the Register's Office of Davidson County, Tennessee. Further being the same property conveyed to Southwest Realty Investment Group, Inc. by QuitClaim Deed from B.B. Doubleday, Jr., dated June 21, 2012, recorded April 18, 2013 in Instrument Number 20130418-0038687, in the Register's Office of Davidson County, Tennessee.

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 0 Dalebrook Court, Nashville, TN 37206

(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 2nd day of July, 2013.

Southwest Realty Investment Group, Inc.

BY: _____
Edward Meek, President

STATE OF Tennessee
COUNTY OF Davidson

On this the 2nd day of July, 2013, before me personally appeared Edward Meek, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the President of Soutwest Realty Investment Group, Inc., the within named bargainor, a corporation, and that he, as such President, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 2nd day of July, 2013.

_____
Notary Public
My Commission Expires: 7/4/15

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:

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