Return to:

Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

WARRANTY DEED

File No.: ALW-13-308

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 6/15/14
(AFFIX SEAL)

CONNIE J. BUCHANAN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

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
Michael John Morgan	Mortgage Investors Group	091150121 00
(NAME)	(NAME)	
308 53rd Avenue North	750 Old Hickory Blvd, Ste. 130	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Brentwood, TN 37027	
(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, CORNERSTONE INVESTMENTS, INC., herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, MICHAEL JOHN MORGAN AND WIFE, LORI MICHELLE MORGAN, 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 the South 45 feet of the North 135 feet of the West 120 feet of Block 12, on the Map of Realty Savings Bank and Trust Company's Revised West Extension of Charlotte Park Company's First Addition, as of record in Book 421, Page 18, Register's Office for said County, and described more particularly, as follows:

Said part of said Block 12 fronts 45 feet on the Easterly side of 53rd Avenue, North, formerly 12th Street, and runs back between parallel lines 120 feet to a dead line.

Being the same property conveyed to Cornerstone Investments, Inc. by Warranty Deed from Jeremy Kelton, unmarried, dated December 21, 2012, of record in Instrument No. 20130103-0000813, 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 308 53rd Avenue North, Nashville, TN 37209
(House Number) (Street) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20130058346 DEEDWARR
Recvd: 07/09/13 12:57 2 pgs
Fees:13.00 Taxes:1794.50
20130709-0070912

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.

Cornerstone Investments, Inc.

BY: _____, President
Lane Wallace, President

STATE OF TN
COUNTY OF Davidson

On this the _____ day of June, 2013, before me personally appeared Lane Wallace, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the President of Cornerstone Investments, 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 28 day of June, 2013.

_____
Notary Public
My Commission Expires: 10/18/16

ADAM G. LaFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

~~RETURN TO~~:

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