THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13060189** BILL GARRETT, Davidson County Trans:T20130069619 DEEDWARR Recvd: 08/13/13 13:12 2 pgs Fees:13.00 Taxes:1664.63 20130813-0084968	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is:$449,900.00. Affiant Subscribed and sworn to before me, this12th day of August, 2013. Notary Public My Commission Expires: 8/23/2016

WARRANTY DEED

Address New Owner: Cornerstone Investments, Inc. 718 Thompson Lane #108 Nashville, TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103-04-0 343.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rhonda Ellen Rainey Hicks, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cornerstone Investments, Inc.**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the re-subdivision of Lots 96 and 97 on the Plan of West End Annex (being the Easterly 96 feet of lot No. 97 on the plan of West End Annex of record in Plat Book 332, Page 61, said Register's Office) of record in Plat Book 6200, Page 961, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Being the same property conveyed by Quitclaim Deed from Gerald T. Hicks to Rhonda Ellen Rainey Hicks as recorded on the 11th day of April, 2013 in Instrument No. 20130411-0035806 and Deed from Mildred R. Holder, a widow to Gerald T. Hicks and wife, Ellen Rainey Hicks as recorded on the 21st day of August, 1990 in Deed Book 8179, Page 182, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION LOTS 96 & 97, WEST END ANNEX, as recorded in Plat Book 6200, Page(s) 961.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 4104 Utah Ave Nashville TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant

and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of August, 2013.

Rhonda Ellen Rainey Hicks

Rhonda Ellen Rainey Hicks

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rhonda Ellen Rainey Hicks, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of August, 2013.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 9, 2014