WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130074802 DEEDWARR
Recvd: 08/29/13 09:55 2 pgs
Fees: 13.00 Taxes: 878.75

20130829-0091191

File No.: AGL-13-1817

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $237,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF AUGUST, 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	Part of 83-10-121.00
(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, **BENJAMIN S. MITCHELL, TRUSTEE OF THE OLAN B. MITCHELL FAMILY TRUST**, 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 Lots 35, 36, and 37, MAP OF MCEWEN PLACE, as shown on plat of record in Plat Book 332, Page 133, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Mary B. Mitchell and George Dwain Mitchell, as Co-Trustees, and their successors in trust, of the Olan B. Mitchell Family Trust created under the terms of the Olan B. Mitchell Revocable Trust dated August 27, 2004 by Trustee's Deed from Mary B. Mitchell and George Dwain Mitchell, as Co-Trustees of the Decedent's Revocable Trust and the Family Trust, recorded on the 3rd day of January, 2006 in Instrument No. 20060103-0000565, in the Register's Office of Davidson County, Tennessee.

Reference is hereby made to Certificate of Trust for Olan B. Mitchell Family Trust, appointing Benjamin S. Mitchell as Trustee of the Olan B. Mitchell Family Trust, of record in Instrument Number 20120615-0052832, 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 Part of 1817 McEwen Avenue, 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 ~~21st~~ 22nd day of August, 2013.

Olan B. Mitchell Family Trust

BY: Benjamin S. Mitchell, Trustee
Benjamin S. Mitchell, Trustee

STATE OF Tennessee
COUNTY OF Davidson

On this the ~~21st~~ 22nd day of August, 2013, before me personally appeared Benjamin S. Mitchell, Trustee of the Olan B. Mitchell Family Trust, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the ~~21st~~ 22nd day of August, 2013.

Amanda Vaughn
Notary Public
My Commission Expires: 8/23/2013

AMANDA VAUGHN
State of Tennessee Notary Public
Davidson County

RETURN TO:

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