BILL GARRETT, Davidson County
Trans:T20130087441 DEEDWARR
Recvd: 10/09/13 12:22 2 pgs
Fees:13.00 Taxes:2486.38

20131009-0106076

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $671,995.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF OCTOBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 8/23/2016

(AFFIX SEAL)

File No.: AGL-13-144

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
Jeffrey Paul Yarbro and Tyler Chance Yarbro	Avenue Bank	103-3-201.00
(NAME)	(NAME)	
144 51st Avenue North	111 10th Avenue South # 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37203	
(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, **JEFFREY PAUL YARBRO AND TYLER CHANCE YARBRO, HUSBAND AND WIFE**, 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 a parcel of land in the 25th Ward of the City of Nashville, described as follows:

Beginning on the Easterly margin of 51st Avenue, North, formerly 10th Street, at a point 252.4 feet South of the Southeast corner of said 51st Avenue North and Wyoming, formerly 6th Avenue, being the Southwest corner of the property conveyed to Elizabeth Thompson by deed from J.H. Craddook and wife, of record in Book 581, Page 454, Register's Office of said county, thence with Thompson's Southerly line, Eastwardly 150 feet; thence Southwardly and parallel with the Easterly margin of 51st Avenue North 60 feet; thence Westwardly and parallel with Thompson's Southerly line, 150 feet to the Easterly margin of 51st Avenue North; thence with same, Northwardly 60 feet to the beginning.

Being the same property conveyed to Cornerstone Investments, Inc. by Warranty Deed from Joseph Gentry and wife, Barbara Gentry, recorded on the 10th day of June, 2013 in Instrument No. 20130610-0058602, 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 144 51st Avenue North, 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 7th day of October, 2013.

Cornerstone Investments, Inc.

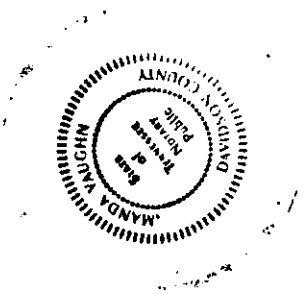
BY: _____
Brent Craig, Authorized Signor

STATE OF Tennessee
COUNTY OF Davidson

On this the 7th day of October, 2013, before me personally appeared Brent Craig, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Authorized Signor of Cornerstone Investments, Inc., the within named bargainor, a corporation, and that he, as such Authorized Signor, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7th day of October, 2013.

_____
Notary Public
My Commission Expires: 8/23/2016



RETURN TO:

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