BILL GARRETT, Davidson County
Trans:T20130088511 DEEDWARR
Recvd: 10/14/13 13:04 2 pgs
Fees:13.00 Taxes:906.50
20131014-0107355

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 245,000.00

Affiant

Subscribed and sworn to before me, this 7th day of October, 2013.

Notary Public

My commission expires: 7-24-17

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
CORNERSTONE INVESTMENTS, INC.	**NEW OWNER**	**11801044500**
880 MONTROSE AVE	**216 CENTERVIEW DR, STE 155**	
NASHVILLE, TN 37204	**BRENTWOOD TN 37027**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

CORDELL L. PHILLIPS and TRACI PHILLIPS GREENE and STACI PHILLIPS HAWKINS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CORNERSTONE INVESTMENTS, INC.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 5 OF THE RESUBDIVISION OF MONTROSE PARK, SECTION 1, AS OF RECORD BOOK 3842, PAGE 223, REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 5 FRONTS 57.15 FEET ON THE NORTHERLY SIDE OF MONTROSE AVENUE, AND EXTENDS BACK 140.7 FEET ON THE EASTERLY SIDE AND 187.2 FEET ON THE WESTERLY SIDE TO A LINE RUNNING 49.5 FEET ON THE NORTHERLY SIDE OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO GEORGE HUDDLESTON, A SINGLE PERSON, BY QUITCLAIM DEED FROM GEORGE HUDDLESTON, A SINGLE INDIVIDUAL AND DEBRA ALLISON AS TENANCY IN COMMON, DATED 03/06/2007 RECORDED ON 03/15/2007 IN INSTRUMENT NO. 20070315-0031703 SAID REGISTER'S OFFICE FOR SAID COUNTY.

GEORGE A. HUDDLESTON, JR. HAVING SINCE DIED ON JUNE 8, 2013 LEAVING NO WILL. BEING THE SAME PROPERTY CONVEYED TO CORDELL L. PHILLIPS, TRACI PHILLIPS GREENE AND STACI PHILLIPS HAWKINS BY AFFIDAVIT OF HEIRSHIP RECORDED IN INSTRUMENT NO. 20131014-0107353 AND 20131014-0107354 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SUBJECT PROPERTY WAS NEVER THE SOLE PRIMARY RESIDENCE OF ANY LISTED GRANTOR, THEIR HEIRS, SPOUSES NOR ASSIGNS.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (____) property known as 880 MONTROSE AVE, NASHVILLE, TN 37204.

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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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.

Cordell L Phillips
CORDELL L. PHILLIPS

Traci Phillips Greene
TRACI PHILLIPS GREENE

Staci Phillips Hawkins
STACI PHILLIPS HAWKINS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, CORDELL L. PHILLIP0S and TRACI PHILLIPS GREENE, and STACI PHILLIPS HAWKINS, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of October, 2013.

Notary Public

My Commission Expires: 7-24-17