BILL GARRETT, Davidson County
Trans:T20130097764 DEEDWARR
Recvd: 11/18/13 09:59 2 pgs
Fees:13.00 Taxes:2478.07

20131118-0118626

# WARRANTY DEED

AMY L. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$669,748.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF NOVEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

File No.: AGL-13-138

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 |
|---|---|---|
| Brian J. Costner and Cara E. Costner | SunTrust Mortgage, Inc. | 103-03-0-203.00 |
| (NAME) | (NAME) | |
| 138 51st Avenue North | 901 Semmes Avenue | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | Richmond, VA 23224 | |
| (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, **BRIAN J. COSTNER AND WIFE, CARA E. COSTNER**, 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 the Fifth (5th), formerly Twenty-fifth (25th), Ward in Davidson County, Tennessee, being Lot No. "B" on the Plan of J. G. Edwards Subdivision, not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, dated October 28, 1946, and described according to a survey made by Bob Cummings, Land Surveyors, dated October 2, 1986, as follows:
Beginning at an iron pin in the Easterly margin of 51st Avenue North, 412.4 feet Southerly from the intersection of the Easterly margin of said 51st Avenue North and the Southerly margin of Wyoming, formerly Sixth (6th) Avenue, said point being the Southwest corner of the property conveyed to M. E. Marable and wife, Mary Frances S. Marable, by deed from Joseph Franklin White and wife, as of record in Book 1284, Page 276, Register's Office for said County; thence with Marable's Southerly boundary line Eastwardly 158 feet to an iron pin; thence Southwardly and parallel to 51st Avenue North, 51.45 feet to an iron pin; said point being the Northeast corner of a tract of land owned by Parrott; thence with Parrott's Northerly boundary line; Westwardly 158 feet to an iron pin in the Easterly margin of 51st Avenue North; thence with the Easterly margin of said 51st Avenue North, Northwardly 51.45 feet to the beginning.

Being the same property conveyed to Larry W. Koontz and wife, Margaret A. Koontz by Warranty Deed from Mary F. Hamm, Unmarried, dated October 28, 1986, of record in Deed Book 7026, Page 452, in the Register's Office of Davidson County, Tennessee. Further being the same property conveyed to Cornerstone Investments Inc. by Warranty Deed from Larry W. Koontz and wife, Margaret A. Koontz, dated May 31, 2013, recorded in Instrument Number 20130603-0055484, in the Register's Office for 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 138 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 15th day of November, 2013.

Cornerstone Investments, Inc.

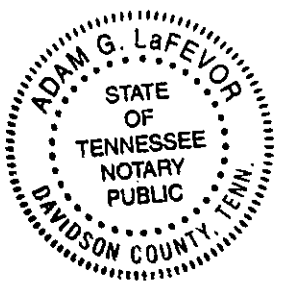
BY: _____
Lane Wallace, President

STATE OF Tennessee
COUNTY OF Davidson

On this the 15th day of November, 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 15th day of November, 2013.

_____
Notary Public
My Commission Expires: 01/18/14




**RETURN TO:**

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