Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20130098668 DEEDWARR
Recvd: 11/20/13 13:00 2 pgs
Fees:13.00 Taxes:2216.30

20131120-0119712

39-B
File #13-1398

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Cornerstone Investments, Inc.**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Scott A. Burka and Abigail Burka, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Peach Orchard Hill, of record in Plat Book 6250, page 728, in the Register's Office for said County, to which plan reference is hereby made for a more particular description.

Being the same property conveyed to Cornerstone Investments, Inc. by Special Warranty Deed from Reverse Mortgage Solutions, Inc. dated May 15, 2013, of record as Instrument No. 20130605-0057216, Register's office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 774 Peach Orchard Drive, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 15th day of November, 2013.

Cornerstone Investments, Inc.

By: _____, President
Lane Wallace, President

State of Tennessee)
County of Davidson)

On this 15th day of November, 2013, before me the undersigned, a Notary Public in and for said County and State, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Lane Wallace, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and the he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the President of the maker or a constituent of the maker, Cornerstone Investments, Inc. and is authorized by the maker, to execute this instrument on behalf of the maker.

Notary Public

My Commission Expires: 5-8-17

DAVIDSON COUNTY, TN KENNETH M. BALLEW STATE OF TENNESSEE NOTARY PUBLIC

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 599,000.00.

Affiant

Sworn and subscribed before me on this the 15th day of November, 2013.

Notary Public

My Commission Expires: 5-8-17

DAVIDSON COUNTY, TN KENNETH M. BALLEW STATE OF TENNESSEE NOTARY PUBLIC

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Scott A. Burka	Suntrust Mortgage, Inc.	132-15-65
774 Peach Orchard Drive	901 Semmes Ave	
Nashville, TN 37204	Richmond, VA 23224	