WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130104591 DEEDWARR
Recvd: 12/16/13 12:03 2 pgs
Fees:13.00 Taxes:851.00

20131216-0126793

G-FC-13-5006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Amanda Vaughn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF December, 2013.

Hannah K. Ayers
Notary Public

MY COMMISSION EXPIRES: 8/23/2016
(AFFIX SEAL)

HANNAH K. AYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Cornerstone Investments, Inc. (NAME)	**Cornerstone Investments, Inc.** (NAME)	
718 Thompson Lane #108 (ADDRESS)	**718 Thompson Lane #108** (ADDRESS)	**091-15-0 238.00**
Nashville, TN 37204 (CITY) (STATE) (ZIP)	**Nashville, TN 37204** (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **NANCY J. TERZIAN, A SINGLE PERSON,** hereinafter 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 PART OF THE SOUTH PART OF BLOCK 17, ON THE PLAN OF REALTY SAVINGS BANK & TRUST CO'S REVISED PLAN OF WEST EXTENSION OF CHARLOTTE PARK COMPANY'S FIRST ADDITION, AS SHOWN ON PLAT OF RECORD IN PLAN BOOK 421, PAGE 18, REGISTER'S OFFICE, DAVIDSON COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEGINNING AT A POINT IN THE NORTH MARGIN OF DAKOTA AVENUE, 110.0 FEET EAST OF THE EASTERLY MARGIN OF 51ST AVENUE, NORTH; 150.0 FEET TO A POINT IN THE NORTH MARGIN OF AN ALLEY; THENCE WITH THE MARGIN OF SAID ALLEY, EASTERLY 50.0 FEET TO A POINT; THENCE SOUTHERLY 150.0 FEET TO THE NORTH MARGIN OF DAKOTA AVENUE; THENCE WESTERLY WITH THE MARGIN OF THE SAME, 50.0 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO NANCY J. TERZIAN BY WARRANTY DEED DATED 09/21/2001 FROM ZACHARY B. PROVONCHEE, UNMARRIED OF RECORD IN INSTRUMENT 20010927-0104754, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEAR, A LIEN NOT YET DUE AND PAYABLE; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 421, PAGE 18 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as **5006 Dakota Avenue Nashville, Tennessee 37209**
(House Number) (Street) (P.O. Address) (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 GRANTEE(S), 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 12th day of December, 2013.

Nancy J. Terzian

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nancy J. Terzian, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of December, 2013.

Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212