BILL GARRETT, Davidson County
Trans:T20140014458 DEEDWARR
Recvd: 03/03/14 12:13 2 pgs
Fees:13.00 Taxes:2442.00
20140303-0017763

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $660,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27TH DAY OF FEBRUARY, 2014.

Notary Public

MY COMMISSION EXPIRES: 8/15/16
(AFFIX SEAL)

State of Tennessee Notary Public Davidson County My Commission Expires August 23, 2016

File No.: ALW-14-5304

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
Douglas Herbert Townsend and Erika Townsend	SWBC Mortgage Corporation	91-15-65.00
(NAME)	(NAME)	
5304 Nevada Avenue	9311 San Pedro Avenue, Ste 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	San Antonio, TX 78216	
(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, **DOUGLAS HERBERT TOWNSEND AND ERIKA TOWNSEND, 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 part of Block No. 13 on the Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, Page 18, Register's Office for said County, as follows:

Beginning on the Northerly margin of Nevada, formerly Third Avenue, at a point 100 feet West of the Westerly margin of 53rd Avenue North, formerly 12th Street, being the Southwest corner of the property conveyed to Gus Deal by deed from B. Levitan and wife, of record in Book 1041, Page 180, said Register's Office, thence with the Northerly margin of Nevada Avenue, Westwardly 56.6 feet to the Easterly line of the right-of-way of the Nashville, Chattanooga, and St. Louis Railway, now abandoned; thence with the said right-of-way, Northwardly 200 feet to the Southernly margin of an alley; thence with said alley Eastwardly 62 feet to the Northwest corner of said Deal Property; thence with the Westerly line of same Southwardly 200 feet to the beginning.

Being the same property conveyed to Cornerstone Investments Inc. by Warranty Deed from Carrie Lee S. Christian unmarried, recorded on the 1st day of July, 2013 in Instrument No. 20130701-0067648, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

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 5304 Nevada Avenue, 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 27th day of February, 2014.

Cornerstone Investments, Inc.

BY: _____, President
Lane Wallace, President

STATE OF Tennessee
COUNTY OF Davidson

On this the 27th day of February, 2014, 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/herself to be the President of Cornerstone Investments, Inc., the within named bargainor, a corporation, and that he/she as such President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th day of February, 2014.

Jensi Parhurst
Notary Public
My Commission Expires: 8/23/16

Jensi Parhurst
State of Tennessee Notary Public
Davidson County
My Commission Expires August 23, 2016

RETURN TO:

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