WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140024984 DEEDWARR
Recvd: 04/14/14 10:18 2 pgs
Fees:13.00 Taxes:303.40
20140414-0030893

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $82,000.00.

Affiant

Subscribed and sworn to before me this 31st day of March, 2014.

Notary Public
My Commission expires: 11-3-15
(Affix Seal)

PATRICE J. GALAWAY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Eric E. Brown, Jr.	Peoples Home Equity, Inc.	081-11-0-376.00
1607 14th Avenue N	5205 Maryland Way Suite 100	
Nashville, TN 37208	,Brentwood, TN 37207	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Cornerstone Investments, Inc., and Andy Regg**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Eric E. Brown, Jr., an unmarried man**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the northerly half of Lot No. 273 on the plan of McGavock, Wetmore and Others' Second Addition to the town of McGavock, as of record in Book 21, page 41, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 273 fronts 50 feet on the westerly side of 14th Avenue North, formerly Alberta Avenue and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Andy Regg, by deed from Arnold M. Weiss, As Substitute Trustee, on December 5, 2013, of record in Instrument Number 20131219-0128181, Register's Office for Davidson County, Tennessee. And further conveyed to Andy Regg and Cornerstone Investments, Inc. by Quitclaim Deed from Andy Regg on January 8, 2014 of record in Instrument Number 20140108-0001952, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 21, page 41, Register's Office Davidson County, Tennessee.

This is improved property known as: **1607 14th Avenue N, Nashville, TN 37208**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this March 31, 2014.

Cornerstone Investments, Inc.

, President
By Lane Wallace, President

Andy Regg

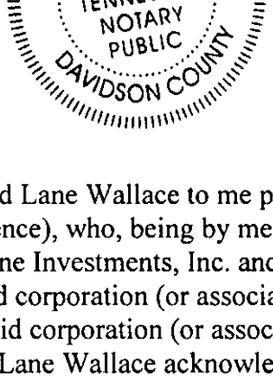
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Andy Regg to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 31, 2014

My commission expires 7/6/15

Notary Public



STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 31st day of March, 2014, before me, appeared Lane Wallace to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the President of Cornerstone Investments, Inc. and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Lane Wallace acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires: 7/6/15