BILL GARRETT, Davidson County
Trans:T20140028879 DEEDWARR
Recvd: 04/28/14 14:58 2 pgs
Fees:13.00 Taxes:1424.50
20140428-0035642

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF APRIL, 2014.

Notary Public

MY COMMISSION EXPIRES: 03-27-2016

(AFFIX SEAL)

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

File No.: ALW-14-1910

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
Phillip M. Stinson and Jimmy L. Butler	NEW OWNER	104-16-0-133.00
(NAME)	(NAME)	
1910 Linden Avenue	2043 Huntwood Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Brentwood TN 37027	
(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. A TENNESSEE CORPORATION**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **PHILLIP M. STINSON AND JIMMY L. BUTLER**, 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:

Being the Westerly half of Lot 78 on the Plan called George W. Blair's Revised Plan or Subdivision of Belmont Heights as found of record in the Office of the Register for Davidson County, Tennessee, in Book 332, Page 117, the said Westerly half of Lot No. 78 fronts fifty feet (50) on the Northerly side of Linden Avenue, and extends back between parallel lines one hundred seventy five (175) feet more or less to an alley.

Being a portion of the same property conveyed to Cornerstone Investments, Inc., a Tennessee Corporation by Warranty Deed from Robert N. Carnahan, recorded on the 30th day of October, 2013 in Instrument No. 20131030-0112628, as affected by Affidavit recorded on the 2nd day of December, 2013 in Instrument No. 20131202-0122401, in the Register's Office of 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 1910 Linden Avenue, Nashville, TN 37212
(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 25th day of April, 2014.

Cornerstone Investments, Inc.

BY: Lane Wallace, President

STATE OF Tennessee
COUNTY OF Davidson

On this the 25th day of April, 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 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 25th day of April, 2014.

Notary Public
My Commission Expires: 10/18/16

ADAM G. LaFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:

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