BILL GARRETT, Davidson County
Trans:T20140031082 DEEDWARR
Recvd: 05/06/14 10:45 2 pgs
Fees:13.00 Taxes:2845.30

20140506-0038442

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $769,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF MAY, 2014.

Notary Public

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

File No.: ALW-14-880

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
Annie Kellerman Alvis and Bret Dwight Alvis	First Tennessee Bank	118-1-445.00
(NAME)	(NAME)	
880 Montrose Ave	300 Court Avenue 3rd Floor	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Memphis, Tn 38103	
(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, **ANNIE KELLERMAN ALVIS AND BRET DWIGHT ALVIS**, 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 Lot No. 5 of the Resubdivision of Montrose Park, Section 1, as of Record Book 3842, Page 223, Register's Office of Davidson County, Tennessee.

Said Lot No. 5 fronts 57.15 feet on the Northerly side of Montrose Avenue, and extends back 140.7 feet on the Easterly side and 187.2 feet on the Westerly side to a line running 49.5 feet on the Northerly side of said lot.

Being the same property conveyed to Cornerstone Investments, Inc. by Warranty Deed from Cordell L. Phillips and Traci Phillips Greene and Staci Phillips Hawkins, dated 10/07/2013, recorded 10/14/2013 in Instrument No. 20131014-0107355, 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 880 Montrose Ave, Nashville, TN 37204
(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 2nd day of May, 2014.

Cornerstone Investments, Inc.

BY: _____
Lane Wallace, President

STATE OF Tennessee
COUNTY OF Davidson

On this the 2nd day of May, 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 2nd day of May, 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