BILL GARRETT, Davidson County
Trans: T20140033040 DEEDWARR
Recvd: 05/13/14 10:36 2 pgs
Fees: 13.00 Taxes: 2486.40

20140513-0040811

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $672,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF MAY, 2014.

Notary Public

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

File No.: ALW-14-5006

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
John Reginald Hutchinson Jr. and Katherine Rice Hutchinson	Cornerstone Home Lending, Inc.	09115023800
(NAME)	(NAME)	
5006 Dakota Ave.	1177 West Loop South #200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Houston, TX 77027	
(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, **JOHN REGINALD HUTCHINSON JR. AND KATHERINE RICE HUTCHINSON, HUSBAND AND WIFE, AND HENRY GRANTLAND RICE, III, A MARRIED MAN**, 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 Cornerstone Investments, Inc. by Warranty Deed from Nancy J. Terzian, a single person, dated 12/12/2013, recorded 12/16/2013 in Instrument No. 20131216-0126793, 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 5006 Dakota Ave., 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 12th day of May, 2014.

Cornerstone Investments, Inc.

Lane Wallace, President

STATE OF Tennessee
COUNTY OF Davidson

On this the 12th 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 12th 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