WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$58,500.00.**

Affiant

Subscribed and sworn to before me this 9th day of May, 2014.

Notary Public
My Commission expires: 3-6-18
(Affix Seal)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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:
Kelli Landry Bardner	Kelli Bardner	03413015000
15664 Malvern Hill	15664 Malvern Hill	
Baton Rouge, LA 70817	Baton Rouge, LA 70817	

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.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Kelli Landry Bardner**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 16, on the Plan of Block C, Eastlawn Subdivision, of record in Book 547, Pages 153 and 154, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Eric Sox from Shapiro & Kirsch, LLP, Substitute Trustee by Substitute Trustee's Deed on January 19, 2011, of record in Instrument Number 20110203-0009787, Register's Office for Davidson County, Tennessee. Further conveyed to Cornerstone Investments, Inc., from Eric Sox by Quitclaim Deed on February 14, 2011, of record in Instrument Number 20110218-0013996, Register's Office for Davidson County, Tennessee.

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

- Taxes and assessments for the year 2014 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 547, Pages 153 and 154, Register's Office for Davidson County, Tennessee.

This is improved property known as: **122 McKinley Street, Madison, TN 37115**

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 May 9, 2014.

BILL GARRETT, Davidson County
Trans:T20140034287 DEEDWARR
Recvd: 05/16/14 11:12 2 pgs
Fees:13.00 Taxes:216.45
20140516-0042201

Cornerstone Investments, Inc.

BY: _____
Lane Wallace, President

STATE OF TENNESSEE

COUNTY OF Davidson

On this 9th day of May, 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: 8/19/14

ANDREW M. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Return To:
Rudy Title and Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212