BILL GARRETT, Davidson County
Trans:T20140035976 DEEDWARR
Recvd: 05/22/14 12:55 2 pgs
Fees:13.00 Taxes:260.85
20140522-0044285

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $70,500.00

Affiant

Subscribed and sworn to before me, this 15th day of May, 2014.

Notary Public

My commission expires: MY COMMISSION EXPIRES MARCH 1, 2016

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
TERIKA TAB	Pinnacle Bank	**053090A02500CO**
1456 E CEDAR LANE	150 3rd Ave S	
MADISON, TN 37115	Nashville TN 37201	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

CORNERSTONE EQUITY INVESTMENTS, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TERIKA D. TABB, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND SITUATED IN DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED AS FOLLOWS:

UNIT NUMBER 1456 ON THE PLAN OF NEELY'S BEND VILLAS, A CONDOMINIUM DEVELOPMENT, AS OF RECORD IN PLAT BOOK 5200, PAGE 262, IN THE REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO CORNERSTONE EQUITY INVESTMENTS, LLC, BY QUITCLAIM DEED FROM CE INVESTMENTS, LLC, DATED 08/06/2009 AND RECORDED ON 08/13/2009 IN INSTRUMENT NUMBER 20090813-0076303, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, IN THE AMOUNT OF $0.00.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 1456 E CEDAR LANE, MADISON, TN 37115.

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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 15th day of May, 2014.

CORNERSTONE EQUITY INVESTMENTS

BY: Richard Bishop
ITS: as member

STATE OF
COUNTY OF

Personally appeared before me, a Notary Public of said County and State, Richard Bishop, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be manager of CORNERSTONE EQUITY INVESTMENTS, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as managing member

Witness my hand, at office, this 15th day of May, 2014.

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
My Commission Expires: 03-01-16