WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140046700 DEEDWARR
Recvd: 07/01/14 10:31 2 pgs
Fees:13.00 Taxes:3034.00
20140701-0057587

File No.: ALW-14-4409-UNITB

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $820,000.00

Jonathan Chesse
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JUNE, 2014.

Laura W Marshall
Notary Public

MY COMMISSION EXPIRES: 4-15-15

LAURA W. MARSHALL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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
Myrcick C. Shinall and Jennifer Bennett Shinall	First Tennessee Bank	131-7-62.00 (part of)
(NAME)	(NAME)	
4409 B Hunt Place	300 Court Avenue, 3rd Floor	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	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, **MYRICK C. SHINALL AND WIFE, JENNIFER BENNETT SHINALL**, 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 Unit B, HUNT PLACE COMMONS, as shown on Declaration of Protective Covenants, Conditions and Restrictions recorded at Instrument No. 20131101-0113857, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Cornerstone Investments, Inc. by Warranty Deed from James Kennon Askew, married, dated 10/01/2013, recorded 10/03/2013, in Instrument No. 20131003-0104107, in the Register's Office for 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 4409 B Hunt Place, Nashville, TN 37215
(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 27th day of June, 2014.

Cornerstone Investements, Inc.

BY: attorned agent
Adam LaFevor, Authorized Agent

STATE OF Tennessee
COUNTY OF Davidson

On this the 27th day of June, 2014, before me personally appeared Adam LaFevor, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Authorized Agent of Cornerstone Investments, Inc., the within named bargainor, a corporation, and that he, as such Authorized Agent, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th day of June, 2014.

Amanda Vaughn
Notary Public
My Commission Expires: 8/23/2016

DAVIDSON COUNTY NOTARY PUBLIC AMANDA VAUGHN

RETURN TO:

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

Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122