WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140048589 DEEDWARR
Recvd: 07/08/14 12:26 2 pgs
Fees:13.00 Taxes:1295.00

20140708-0060024

File No.: ALW-14-3210

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JULY, 2014.

Notary Public

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

AMANDA VAUGHN State of Tennessee Notary Public DAVIDSON 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
Cornerstone Investments, Inc	Truxton Trust Company	104-10-172.00
(NAME)	(NAME)	
718 Thompson Lane	4525 Harding Road # 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, TN 37205	
(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, **ROBERT ANDREW SHARP SR., UNMARRIED**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **CORNERSTONE INVESTMENTS, INC**, 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 Lot No. 160 on the map showing R.W. Grizzard's Subdivision of part of the Bosley Tract, not of record, described according to a survey made by Erle Drake, County Surveyor, October 10, 1930, as follows:

Beginning on the Northerly margin of Blair Boulevard, formerly Lone Avenue, at a point 225 feet West of the Westerly margin of 32nd Avenue South, said point being the corner of Lots Nos. 160 and 161;
thence with the line between said two lots, Northwardly 200 feet to the Southerly line of Lot No. 163;
thence with said line, Westwardly 75 feet to the corner of Lots Nos. 137, 138, 160 and 163;
thence with the dividing line between Lots Nos. 138 and 160, Southwardly 200 feet to the Northerly margin of Blair Boulevard;
thence with same, Eastwardly 75 feet to the beginning.

Being the same property conveyed to Finis R. Sharp and wife, Mary T. Sharp, by deed from Clara Dobbins of record in Book 5489, page 78, Register's Office for Davidson County, Tennessee. Title vested in Mary T. Sharp upon the death of Finis R. Sharp, Jr. Mary T. Sharp having since died, consequently vested title into the Estate of Mary T. Sharp.

Further being part of the same property conveyed to Robert Andrew Sharp, Sr. by Executor's Deed from Robert Andrew Sharp, Sr., Executor (for the Estate of Mary T. Sharp), recorded on the 23rd day of October, 1997 in Deed Book 10656, Page 840, in the Register's Office of Davidson County, Tennessee.

This property is not the marital residence or homestead of grantor(s), their spouses or dependents as defined by statute.

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 3210 Blair Blvd, Nashville, TN 37091

(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 3rd day of July, 2014.

Robert Andrew Sharp Sr.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Andrew Sharp Sr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of July, 2014.

Notary Public
My Commission Expires: 10/18/16

(SEAL)

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