Davidson County	DEEDWARR
Recvd: 07/16/14 07:17	2 pgs
Fees:13.00 Taxes:3644.50	
20140716-0062560	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $985,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Comm. Expires May 5, 2015

File No.: AGL-14-1908

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
Alex Juszkiewicz	New Owner	10416013200
(NAME)	(NAME)	
1908 Linden Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, **ALEX JUSZKIEWICZ**, unmarried, 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:

aka Henry A. Juszkiewicz

Being the Easterly half of Lot 78 on the Plan called George W. Blair's Revised Plan or Subdivision of Belmont Heights as found of record in the Register's Office for Davidson County, Tennessee, in Book No. 332, Page 117, the said Easterly half of Lot No. 78 fronts fifty feet (50) on the Northerly side of Linden Avenue, and extends back between parallel lines one hundred seventy five (175) feet more or less to an alley.

Being a portion of the same property conveyed by Warranty Deed from Robert N. Carnahan to Cornerstone Investments, Inc., a Tennessee corporation as recorded on the 30th day of October, 2013 in Instrument No. 20131030-0112628 and as affected by Affidavit as recorded on the 2nd day of December, 2013 in Instrument No. 20131202-0122401, 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 1908 Linden Avenue, Nashville, TN 37212
(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 11th day of July, 2014.

Cornerstone Investments, Inc.,

BY: _____, attorney agent

Adam G. LaFevor, Authorized Agent

STATE OF Tennessee
COUNTY OF Davidson

On this the 11th day of July, 2014, before me personally appeared Adam G. 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 11th day of July, 2014.

_____
Notary Public
My Commission Expires:

CARLA GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires May 08, 2018

RETURN TO:

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

True Copy Certification
I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Rebecca Moss

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES DECEMBER 18, 2017

My Commission Expires: 12/18/17

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