WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140061550 DEEDWARR
Recvd: 08/20/14 10:35 2 pgs
Fees: 13.00 Taxes: 2701.00
20140820-0075653

ELIZABETH MARGUERITE FORTIER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

MY COMMISSION EXPIRES OCTOBER 14, 2015

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $730,000.00

Jordan S. Keller, Trustee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

File No.: ALW-14-913-KUTZLE

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
Jordan S. Keller, Trustee of the 913 Fatherland Trust u/a/d August 4, 2014	KTR Law Group c/o Jordan Keller	082-16-0-182.00
(NAME)	(NAME)	
913 Fatherland Street	700 12th Ave S. Ste 302	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville TN 37203	
(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, **JORDAN S. KELLER, TRUSTEE OF THE 913 FATHERLAND TRUST U/A/D AUGUST 4, 2014**, 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. 91, BARROW'S ADDITION OF EAST NASHVILLE, as shown on plat of record in Plan Book 1, Page 93, in the Chancery Court of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot No. 91 fronts 50.0 feet on the Northerly side of Fatherland Street and runs back between parallel lines 170.0 feet to an alley.

Being the same property conveyed to Cornerstone Investments, Inc. by Warranty Deed from Cynthia Gayle Davis, unmarried female, dated September 4, 2013, recorded September 6, 2013 in Instrument No. 20130906-0094343, 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 913 Fatherland Street, Nashville, TN 37206
(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,

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 15th day of August, 2014.

Cornerstone Investments, Inc.

BY: _____, asstn agt
Adam LaFevor, Authorized Agent

STATE OF Tennessee
COUNTY OF Davidson

On this the 15 day of August, 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 15 day of August, 2014.

_____
Notary Public
My Commission Expires: 8/23/2016

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

RETURN TO:

Commerce Title & Escrow, LLC

The Row Realty & Title