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

BILL GARRETT, Davidson County
Trans:T20140069814 DEEDWARR
Recvd: 09/18/14 09:14 3 pgs
Fees:18.00 Taxes:377.03

20140918-0085583

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$0.00~~ $ 101,900.00

Affiant

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN.
My Comm. Expires May 5, 2015

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of September, 2014

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title, 30 Burton Hills Blvd. Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Aaron Armstrong	~~Avenue Bank~~ New Owner	083-07-0-230.00 and 083-07-0-343.00
(NAME) 1303 Forrest Ave ~~2320 & 2322 Dalebrook Court~~	(NAME) Same	
(ADDRESS) Nashville, TN 37206 ~~Nashville, TN 37206~~	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of No Dollars And No/100 Dollars ($0.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Cornerstone Investments Inc.**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Aaron Armstrong**, 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:

See Attached Exhibit "A"

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☒
This is improved ☐ property, known as 2320 & 2322 Dalebrook Court, Nashville, TN 37206

File Number: GRN-140113

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, has 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 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 our hands this 8th day of September, 2014.

Cornerstone Investments Inc.

BY: _____

Lane Wallace, Pres.

STATE OF TN

COUTNY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lane Wallace, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the President, and is authorized to execute the instrument on behalf of Cornerstone Investments, Inc. the within named bargainor, and that he/she as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as President.

Witness my hand and official seal, this the 8th of September, 2014.

_____

Notary Public

My Commission Expires: 10/18/16

(SEAL)

ADAM G. LaFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

File Number: GRN-140113

Exhibit A

Two tracts or parcels of land in Davidson County, Tennessee, more fully described as follows:

Tract I: (Map/Parcel: 083-07-0-230.00)

Being Reserve Parcel No. "A" on the plan of Section Six, Eastland Acres, of record Book 2330 Page 129, Registers Office of Davidson County, TN, to which plan reference is hereby made for a more complete description.

Tract II: (Map/Parcel: 083-07-0-343.00)

Property located on the South side of Dalebrook Court in the 7th Councilmanic District of Davidson County, Tennessee. Being shown as a reserve parcel on the plan of Eastland Oaks Section 2 of record in Book 4860, Page 9. R.O.D.C., TN and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #*823* dated August 9, 2006, and known as Job No. O6-014S, as follows:

Beginning at a point in the Southerly right-of-way *of* Dalebrook Court at the Northern most corner of the herein described tract, Said point being the Northeast corner of Lot 25 of Eastland Oaks Section 2. Thence, from said point of beginning, leaving said right-of-way with the Westerly line of a reserve parcel as shown on the plan of Eastland Acres Section Six of record in Plat Book 2330, Page 129, R.O.D.C., TN, S 02 degrees 41' SI· W - 216.84' to a point; thence along the Northerly line of Lot 17 of Eastland Oaks Section 2, N 53 degrees 13' 41· W - 117.77' to a point; thence along the Easterly line of Lot 25, N 35 degrees, 35' 09" E - 179.65' to the point of beginning containing 10.576 square feet, more or less.

Both tracts being the same property conveyed to Cornerstone Investments, Inc. by Warranty Deed from Southwest Realty Investment Group, Inc., dated July 2, 2013 and filed in Instrument Number 20130709-0070780, Register's Office of Davidson County, Tennessee.