WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140071759 DEEDWARR
Recvd: 09/24/14 16:07 2 pgs
Fees:13.00 Taxes:1424.50

20140924-0088041

File No.: AGL-14-3210

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $385,000.00

Affiant

ADAM TREVOR NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF SEPTEMBER 2014.

Notary Public

MY COMMISSION EXPIRES: 10/12/16

(AFFIX SEAL)

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
Peter Connerth	New Owner	10410017200
(NAME)	(NAME)	
2114 Portland 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, **PETER CONNERTH**, 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 Cornerstone Investments, Inc. by Warranty Deed from Robert Andrew Sharp Sr., unmarried, dated July 3, 2014, recorded July 8, 2014 in Instrument No. 20140708-0060024, in the Register's Office for Davidson County, Tennessee. (Consideration amount was $350,000.00)

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 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 19th day of September, 2014.

Cornerstone Investments, Inc.

BY: _____
Lane Wallace, President

STATE OF Tennessee
COUNTY OF Davidson

On this the 19th day of September, 2014, before me personally appeared Lane Wallace, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the President of Cornerstone Investments, Inc., the within named bargainor, a corporation, and that he, as such President, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th day of September, 2014.

_____
Notary Public
My Commission Expires: 10/18/16

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