WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140083535 DEEDWARR
Recvd: 11/05/14 10:57 2 pgs
Fees: 13.00 Taxes: 869.50

20141105-0102189

File No.: ALW-14-4506

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

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

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

Notary Public

MY COMMISSION EXPIRES: 2/18/16

(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
Cornerstone Investment, Inc.	New Owner	10304000800
(NAME)	(NAME)	
718 Thompson Lane, Suite 108		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **JENNIFER TARKINGTON, UNMARRIED**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **CORNERSTONE INVESTMENT, 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. 407, BLOCK 21, CHARLOTTE PARK COMPANY'S FIRST ADDITION, as shown on plat of record in Plat Book 57, Page 103, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Raymond Edward Tarkington, Jr. to Jennifer Tarkington pursuant to Divorce Decree in Civil Action No. 13D2598, Circuit Court of Davidson County, Tennessee, dated May 16, 2014, recorded May 19, 2014 in Instrument No. 20140519-0042673, 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 4506 Idaho Avenue, Nashville, TN 37209
(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 November, 2014.

Jennifer Tarkington

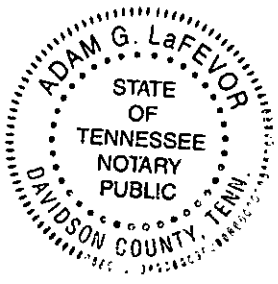
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jennifer Tarkington, 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 November, 2014.

Notary Public
My Commission Expires: 10/18/16

(SEAL)



RETURN TO:

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