Davidson County	DEEDWARR
Recvd: 11/24/14 07:50	2 pgs
Fees:13.00 Taxes:240.50	
20141124-0107619	

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$85,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
21st DAY OF November, 2014.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 3-3-15
(AFFIX SEAL)

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leah Oberschmidt 120 Noel Cove Ct Hermitage TN 37076	Same	Map 069 12 0 Parcel 077.01

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Cornerstone Investments Inc.

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Leah Oberschmidt

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:

Being in the 13th, formerly 23rd Civil District of said County, being part of Lot No. 31 on unrecorded plan of Brattonview Subdivision at Bordeaux, described partly according to survey made by E.L. Miller, Jr. & Company, Surveyors, dated Jan. 21, 1964, as follows:

BEGINNING at a concrete monument on the southeasterly margin of Courtney Avenue, at the most westerly corner of Lot No. 9 on the Plan of Orchard Hill as of record in Book 2663, Page 98, Register's Office for said County; thence with the southwesterly line of Lot No. 9, south 49° 30' east 190.2 feet to an iron pin, the centerline of the Tennessee Electric Power Company's easement of record in Book 787, Page 2, said Register's Office; thence with said line, south 36° 40' west passing an iron pin at 85 feet, in all 90 feet thence northwestwardly 213.4 feet more or less to the southeasterly margin of Courtney; thence with said Courtney Avenue, north 52° 30' east 90 feet to the beginning.

Being the same property conveyed to Eric Sox and George Brandt by deed fromShapiro & Kirsch, LLP, dated October 23, 2014, of record in Instrument Number, 20141028 0099497 Register's Office for said County.

Being the same property conveyed to CORNERSTONE INVESTMENTS INC., by deed from ERIC SOX AND GEORGE BRANDT, dated 10/28/14, of record in Instrument No. 20141028-0099546 Register's Office for Davidson County, TN.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:
1) 2015 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 2200 Courtney Ave Nashville TN 37218
(House Number) (Street) (P.O. Address) (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 GRANTEES 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 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 my hand(s) this 21st day of November, 2014.

Cornerstone Investments, Inc
By: Lane Wallace, President

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally came Lane Wallace, as President of Cornerstone Investments, Inc. with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President respectively of Cornerstone Investments, Inc., the within named bargainor, and corporation, and that he as such appointed President being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation, by the President, as such Preident, and attesting the same of the corporation, by the said Predident as such President.

WITNESS my hand and notarial seal at my office at Nashville, Tennessee, this 21, day of November, 2014

NOTARY PUBLIC

My commission expires: 3-3-15

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, do hereby make oath that I am a licensed attorney and/or 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.

Michael J. Mills, attorney at law

State of Tennessee:
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, 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 named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, on 11-21-14.

Notary Public James C. Smith

My Commission Expires: March 3, 2015

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027