|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$$253,000.00
|_____
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|5th DAY OF December, 2014.
|_____
|NOTARY PUBLIC: Amy C Schleer
|MY COMMISSION EXPIRES:
| (AFFIX SEAL) 9-11-17

BOX 50-B
~~PREPARED BY:~~ RETURN TO:
RANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

AMY C. SCHLEER
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 |
|---|---|---|
| Keith McGrady<br>943 Percy Warner Blvd<br>Nashville, TN 37205 | Churchill Mtg<br>761 Old Hickory Blvd<br>Brentwood, TN 37027 | Map 129 12 0<br>Parcel 041.00 |

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

William Keith McGrady and wife, Lindsey Garmon McGrady

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:

Land in Davidson County, Tennessee, being Lot Number 235 on the plan of Warner Park Valley, Section 1, revised, as of record in Book 3600, Page 12, 13, and 14, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Cornerstone Investments, Inc. by deed from Wilson & Associates, PLLC, dated April 2, 2014, of record in Instrument No 20140402-0027158, Register's Office for said County.

**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) Matters shown on the Plan of record in Plat Book 3600, page 12,13 and 14, said Register's Office.
3) Property is subject to all matters affecting said premises as contained in Restrictive Covenants, and recorded Book 3466, Page 89, amended in Book 3577, page 511, and Book 3702, page 465, Register's Office for Davidson County, Tennessee.
4) Property is subject to Utility Anchor Easement along the southeast front corner of said lot.
5) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 943 Percy Warner Boulevard Nashville TN 37205
(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.

BILL GARRETT, Davidson County
Trans:T20140091974 DEEDWARR
Recvd: 12/09/14 10:58 2 pgs
Fees:13.00 Taxes:936.10
20141209-0112618

Witness my hand(s) this 5th day of December, 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 5th, day of December, 2014

NOTARY PUBLIC

My commission expires: 3-3-15

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:
Bankers Title & Escrow Corp
3310 West End Ave, Ste 540
Nashville, TN 37203

Or:

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027