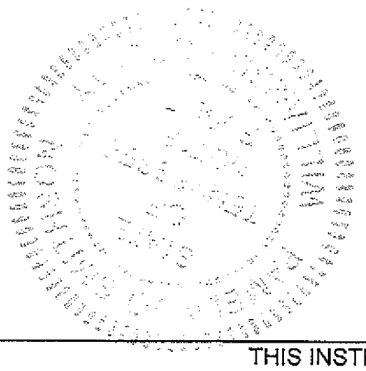
Davidson County DEEDWARR
Recvd: 01/09/15 11:38 3 pgs
Fees:18.00 Taxes:4625.00
20150109-0002547



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$1,250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
24th DAY OF December 2014.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 3/20/18
(AFFIX SEAL)

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
William Edwards 3145 Brandau Rd Hermitgage, TN 37076	Cornerstone Investments P.O. Box 680854 Franklin TN 37068	Map 086 00 0 Parcel 242.00

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., A 50% UNDIVIDED INTEREST; FRED STIER, 25% UNDIVIDED INTEREST; AND KIRK LALANCE, 25% UNDIVIDIED INTEREST

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

Brandau Estate, LLC

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:

TRACT I:

Being a tract of land lying in the 4th Civil District, 12th Councilmanic District, Davidson County, Tennessee, said tract being the property of Christine Alexander, as recorded in Book 9883, Page 928, said Register's Office. Said tract being bounded as follows: On the North by the lands of Allen D. Fuller and Mary Boyd, Book 9929, Page 559, the lands of Albert C. Davis, Jr., Book 5076, Page 943, and the Southerly margin of Brandau Road; on the East by the lands of Roy T. Alexander, Book 5873, Page 855; on the South by the lands of D. M. Hessey; and on the West by the lands of Paul R. and JoAnn Odum, Book 9250, Page 236. All references made herein are of the Register's Office, Davidson County, Tennessee. Said tract being more particularly described as follows:

Beginning at an iron pin set in the southerly margin of Brandau Road, said pin being 23.72 feet north of the northeast corner of Davis and the northwest corner of this tract; thence, with the southerly margin of Brandau Road, North 63° 01' 20" East, 62.32 feet to an iron pin set, said pin being the northwest corner of Roy T. Alexander and the northeast corner of this tract; thence, leaving the southerly margin of Brandau Road and with the west line of Roy T. Alexander, South 05° 51' 45" East, 950.72 feet to an iron pin found, said pin being a break in the common line of Roy T. Alexander and Christine Alexander; thence, continuing with the west line of Roy T. Alexander and a wire fence, South 84° 06' 43" West, 524.98 feet to an iron pin found; thence, South 05° 09' 45" East, 259.39 feet to an iron pin found, said pin being the southwest corner of Roy T. Alexander, a point in the north line of Hessey and the southeast corner of this tract; thence, with the north line of Hessey and a wire fence North 89° 19' 05" West, 625.78 feet to an iron pin set at a fence post, said pin being the northwest corner of Hessey, a point in th east line Odum, and the southwest corner of this tract; thence, with the east line of Odum and a wire fence North 02° 16' 21" East, 439.68 feet to an iron pin found, said pin being a point in the west line of Odum and the southwest corner of Fuller and Boyd; thence, with the south line of Fuller and Boyd and a wire fence North 73° 14' 12" East, 736.97 feet to an iron pin found, said pin being the southeast corner of Fuller and Boyd and the southwest corner of Davis; thence, with the south line of Davis and a wire fence North 73° 14' 12" East, 308.61 feet to an iron pin set by a fence post, said pin being the southeast corner of Davis; thence, with the east line of Davis and a wire fence North 05° 32' 02" West, 483.58 feet to the point of beginning, containing 553,129 square feet or 12.70 acres, more or less.

TRACT 2:

Being a tract of land lying in the 4th Civil District, 12th Councilmanic District, Davidson County, Tennessee, said tract being the property of Roy T. Alexander, as recorded in Book 5873, Page 55. Said tract being bounded as follows: On the North and West by the lands of Christine Alexander, Book 9883, Page 928, and the Southerly margin of Brandau Road; on the East by lands of Anthony Quinn, Book 9091, Page 117; on the South by the lands of D. M. Hessey, Book 1580, Page 117. All references made herein are of the Register's Office, Davidson County, Tennessee. Said tract being more particularly described as follows:

Beginning at an iron pin set in the southerly margin of Brandau Road, said pin being he northwest corner of Quinn and the northeast corner of this tract; thence, leaving the southerly margin of Brandau Road and with the west line of Quinn, South 28° 00' 38" East, 70.00 feet to an iron pin set, said pin being a break in the common line of Quinn and this tract; thence, continuing with the west line of Quinn and a wire fence South 05° 28' 48" East, 1236.58 feet to an iron pin set at a 12" fence corner tree, said pin being the southwest corner of Quinn, a point in the north line of Hessey, and the southeast corner of this tract; thence, with the north line of Hessey and a wire fence North 89° 02' 35" West, 596.21 feet to an iron pin found, said pin being the southeast corner of Christine Alexander and the southwest corner of this tract; thence, with the east line of Christine Alexander, North 05° 09' 45" West, 259.39 feet to an iron pin found; thence, North 84° 06' 43" East, 524.98 feet to an iron pin found; thence, North 05° 51' 45" West, 950.72 feet to an iron pin set in the southerly margin of Brandau Road, said pin being the northeast corner of Christine Alexander and the northwest corner of this tract; thence, with the southerly margin of Brandau Road, North 60° 13' 47" East, 50.00 feet to the point of beginning, containing 240,480 square feet or 5.52 acres, more or less.

Being the same property conveyed to CORNERSTONE INVESTMENTS, INC., a 50% undivided interest; Fred Stier, 25% undivided interest; and Kirk Lalance, 25% undividied interest By Quitclaim Deed from CORNERSTONE INVESTMENTS, INC., dated October 22, 2013, and recorded on December 22, 2014, filed in Instrument No. 20141222-0116677, and being the same property conveyed to CORNERSTONE INVESTMENTS, INC. by Trustee's Deed from WILSON AND ASSOCIATES, PLLC, SUCCESSOR TRUSTEE of record in Instrument No. 20130917-0097943, dated September 11, 2013, said Register's Office.

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) Restrictive Covenant For Detached Structure of record in Instrument No. 20110405-0026166, said Register's Office.
3) Easement Deed By Court Order to Sprint Communications Company, L.P. of record in Instrument No. 20140114-0003778, said Register's Office.
4) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 3145 Brandau Road Nashville, TN 37076
(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 _____ day of December, 2014.

Cornerstone Investments, Inc
By:Lane Wallace, President

FRED STIER

KIRK LALANCE

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, FRED STIER and KIRK LALANCE, with whom I am personally acquainted, (or who 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, at office, this 29th day of December, 2014.

NOTARY PUBLIC

My Commission Expires: 3-3-15

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 29th, day of December, 2014

NOTARY PUBLIC

My commission expires: 3-3-15

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 12-29-14.

Notary Public James C. Smith

My Commission Expires: March 3, 2015

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