WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150005891 DEEDWARR
Recvd: 01/23/15 16:00 2 pgs
Fees:13.00 Taxes:1665.00

20150123-0006968

File No.: ALW-14-300-54

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

ADAM G. LaFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JANUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(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 Investments, Inc.	Civic Bank & Trust	91-15-73.00
(NAME)	(NAME)	
300 54th Avenue North	P.O. Box 331287	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37203	
(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, WOODROW A. MULLIS, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, CORNERSTONE INVESTMENTS, 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 part of Block No. 13 on the Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, Page 18, Register's Office for said County, as follows:

Beginning at a point in the Northerly margin of Nevada Avenue, formerly Third Avenue, at the Southwest corner of the property conveyed to J. G. Edwards and wife, by Deed from J. H. Brackman and wife, of record in Book 1809, Page 193, said Register's Office;

thence with said Edward's Westerly line, Northerly 103, feet more or less, to the Southerly line of the property conveyed to A. C. Oakley by Deed from J. H. Brackman and wife, of record in Book 1784, Page 587, said Register's Office;

thence with said Oakley's Southerly line, Westerly 134 feet, more or less, to the Easterly margin of Richland Avenue or 54th Avenue, North;

thence with the Easterly margin of Richland Avenue, Southerly 103 feet to the Northeast intersection of Richland and Nevada Avenues;

thence with the Northerly margin of Nevada Avenue, Easterly 120 feet to the beginning.

Being the same property conveyed to Woodrow A. Mullis, an unmarried person by Warranty Deed from Thomas A. Christie and wife April L. Christie, dated October 12, 1989, recorded December 13, 1989 in Deed Book 8004, Page 347, in the Register's Office of 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 300 54th Avenue North, 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 15th day of January, 2015.

Woodrow A. Mullis

Woodrow A. Mullis

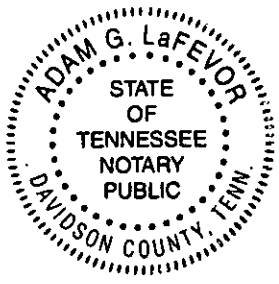
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Woodrow A. Mullis, 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 15th day of January, 2015.

Notary Public
My Commission Expires: 10/18/16

(SEAL)



RETURN TO:

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