WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150013193 DEEDWARR
Recvd: 02/23/15 15:56 2 pgs
Fees:13.00 Taxes:447.70
20150223-0015567

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$121,000.00.**

Affiant

Subscribed and sworn to before me this 20th day of FEBRUARY, 2015

Notary Public
My Commission expires: _____
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Brian Neal	Mortgage Investors Group	094-01-0-258.00
1309 Ordway Placw	8320 East Walker Springs Lane, Ste 200	
Nashville, TN 37206	Knoxville, Tn 37923	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Cornerstone Rentals, LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Brian Neal and Anna Neal, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 73 on the plan of Section One, Revised, Shelby Heights, of record in Book 2330, page 171, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lane Wallace and wife, Amy Wallace, by deed from Desh R. Duseja and wife, Lata Duseja, on March 17, 2004, of record in Instrument Number 20040318-0030996, Register's Office for Davidson County, Tennessee. And further conveyed to Cornerstone Rentals, LLC by Quitclaim Deed from Lane Wallace and Amy Wallace on January 14, 2005 of record in Instrument Number 20050114-0005526, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 2330, page 171, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 2810, page 475, Register's Office for Davidson County, Tennessee.

This is improved property known as: **906 South 14th Street, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this February 19, 2015.

Cornerstone Rentals, LLC

By Lane A. Wallace, Managing Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 19th day of February, 2015, before me, appeared Lane A. Wallace, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Managing Member of Cornerstone Rentals, LLC, and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said Lane A. Wallace acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:

7/6/15

