WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150022330 DEEDWARR
Recvd: 03/26/15 16:03 2 pgs
Fees:13.00 Taxes:3034.00
20150326-0026333

File No.: ALW-15-1781

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $820,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES: 8/23/2016
(AFFIX SEAL)

HANNAH K. AYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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
Keith Maune and Heather Maune	New Owner	117-15-1-A-002.00 CO
(NAME)	(NAME)	
1781 Hillmont Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **CORNERSTONE INVESTMENTS, INC.,**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **KEITH MAUNE AND WIFE, HEATHER MAUNE**, 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 Unit 1781, HILLMONT COMMONS SOUTH, AMENDMENT, as shown on Exhibit "B" of record in Instrument No. 20141119-0106782, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Norman F. Jay and wife Judith H. Jay to Harold McCracken and wife Helen G. McCracken as recorded on the 13th day of September, 1972 in Deed Book 4637, Page 315, in the Register's Office of Davidson County, Tennessee. (Consideration $32,500.00)

Further being the same property conveyed by Quitclaim Deed from Helen G. McCracken to Helen G. McCracken Revocable Trust as recorded on the 22nd day of November, 2004 in Instrument No. 20041122-0139609, in the Register's Office of Davidson County, Tennessee. (Consideration: $0.00)

Further being the same property conveyed by Warranty Deed from David L. Cooper, as Trustee of the Helen G. McCracken Revocable Trust David L. Cooper, Trustee to Cornerstone Investments, Inc., a Tennessee corporation as recorded on the 24th day of June, 2013 in Instrument No. 20130624-0064386 in the Register's Office for Davidson County, Tennessee. (Consideration: $1,000,000.00)

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 1781 Hillmont Drive, Nashville, TN 37215

(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 20th day of March, 2015.

Cornerstone Investments, Inc.,

BY: _____

Adam G. LaFevor, Authorized Agent

STATE OF Tennessee
COUNTY OF Davidson

On this the 20th day of March, 2015, before me personally appeared Adam LaFevor, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Authorized Agent of Cornerstone Investments, Inc., the within named bargainor, a limited liability company, and that he/she as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th day of March, 2015.

_____
Notary Public
My Commission Expires: 8/23/2016

HANNAH K. AYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:

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