WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150025264 DEEDWARR
Recvd: 04/06/15 15:25 2 pgs
Fees:13.00 Taxes:3178.30
20150406-0029953

File No.: ALW-15-927-UNITA

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $859,000.00

Affiant

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

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/16/16
(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
Brenda Lemus	Franklin American Mortgage Company	118-05-217.00
(NAME)	(NAME)	
927 A Gale Lane	501 Corporate Centre Drive # 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Franklin, TN 37067	
(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, BRENDA LEMUS, 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 Lot 3, VAULX LAND, RE-SUBDIVISION OF LOT 5 AND THE EASTERLY PART OF LOT 4, as shown on plat of record in Instrument No. 20140515-0041945, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed by Warranty Deed from Robert J. Deal to 2400 Ventures, LLC, unmarried, dated December 31, 2013, recorded January 2, 2014, in Instrument No. 2040102-0000543, in the Register's Office for Davidson County, Tennessee.

Further being a portion of the same property conveyed by Warranty Deed from 2400Ventures, LLC to Cornerstone Investments, Inc., dated May 21, 2014, recorded May 23, 2014, in Instrument No. 20140523-0044693, in the Register's Office for 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 927 A Gale Lane, Nashville, TN 37204
(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 31st day of March, 2015.

Cornerstone Investments, Inc.

authorized agent

Adam G. LaFevor, Authorized Agent

STATE OF Tennessee
COUNTY OF Davidson

On this the 31st day of March, 2015, before me personally appeared Adam G. LaFevor, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Authorized Agent of Cornerstone Investments, Inc., the within named bargainor, a corporation, and that he, as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st day of March, 2015.

Notary Public
My Commission Expires: 8/23/16

Jessica Parker Arthurs
Notary Public
State of Tennessee
Davidson County
My Commission Expires August 23, 2016

RETURN TO:

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