WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150026705 DEEDWARR
Recvd: 04/09/15 15:29 2 pgs
Fees:13.00 Taxes:327.45
20150409-0031455

File No.: AGL-15-2621

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

Tennessee Notary Public Davidson County 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
Chris Thomas Homes, LLC	same	72-15-27.00
(NAME)	(NAME)	
2621 Pennington		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, CHRIS THOMAS HOMES, LLC, 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 No. 13, Burn's Subdivision of Maxey's Addition to Brownsville, as shown on plat of record in Plat Book 161, Page 98, 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 Trustees Glenn's Tabernacle U.P.B. Church to Cornerstone Investments, Inc., as recorded on the 2nd day of March, 2015 in Instrument No. 20150302-0017794 and Warranty Deed from Travis O. Ives, unmarried to Trustees Glenn's Tabernacle U.P.B. Church, as recorded on the 4th day of November, 1991 in Deed Book 8477, Page 985, 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 2621 Pennington, Nashville, TN 37216
(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 24th day of March, 2015.

Cornerstone Investments, Inc.

authorized agent

Adam G. Lafevor, Authorized Agent

STATE OF Tennessee
COUNTY OF Davidson

On this the 24th 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 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 24th day of March, 2015.

Jens Parkhurst
State of Tennessee Notary Public
Davidson County
My Commission Expires August 23, 2016

Notary Public 8/23/16
My Commission Expires:

RETURN TO:

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