Davidson County DEEDWARR Recvd: 05/04/15 14:33 2 pgs Fees:13.00 Taxes:1350.50 **20150504-0040265**	**STATE OF TENNESSEE** **COUNTY OF Williamson** The actual consideration or value, whichever is greater, for this transfer is $365,000.00 Affiant Subscribed and sworn to before me this 28th day of April, 2015. Notary Public My commission expires: 7/6/15
(Notary Stamp)	

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Cornerstone Investments, Inc.	**New Owner**	**Map/Parcel: 117-08-0-11.00**
718 Thompson Lane, Suite 108		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I/WE,

Tua Chaudhuri Bultje, and spouse, Galen Lee Bultje

HEREINAFTER 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), HIS/HER/THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the west part of Lot 159, on the Map of Victoria Place of record in Plat Book 332, page 10, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 79.5 feet on the north side of Ferguson Street or Avenue and runs back between lines, 152 feet on the east line and 155.5 feet on the west line, along the east margin of a 12-foot alley that was cut off the rear pans of Lots Nos. 160 and 161 of said plan, to another alley in the rear, which it measures 49.4 feet.

Being the same property conveyed to Tua Chaudhuri Bultje and spouse, Galen Lee Bultje, by Warranty Deed from Gautam Chaudhuri and spouse Minu Chaudhuri dated May 30, 2012 of record as Instrument # 20120601-0047372, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 332, Page 10, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
And this conveyance is subject to all other easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1526 Ferguson Ave., Nashville, TN 37212.

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 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 except as 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 GRANTEES, 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 28th day of April, 2015.

X _____
Tua Chaudhuri Bultje

X _____
Galen Lee Bultje

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, Tua Chaudhuri Bultje, and spouse, Galen Lee Bultje, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of April, 2015.

_____
Notary Public

My Commission Expires: 1-24-17

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **150187SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
Signature

State of TN
County of Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

_____ My commission expires: 11-6-17
Notary's Signature

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY