WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150038383 DEEDWARR
Recvd: 05/18/15 12:40 2 pgs
Fees:13.00 Taxes:1406.00
20150518-0045513

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $380,000.00.

KAYLA E. LODGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 3, 2018

Affiant

Subscribed and sworn to before me this 13th day of May 2015.

Notary Public
My Commission expires: 5/3/18
(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 Nelson Salisbury	NEW OWNER	104-13-0-I-002.00CO
402 B Bowling Avenue		
Nashville, TN 37205		

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 Investments, Inc.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Brian Nelson Salisbury and wife, Eszter Szentirmal**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 402-B, together with the appurtenant interest in the common elements of Valley Oak, a horizontal property regime established by Master Deed, of record in Book 11653, page 570, Register's office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed and being located upon Lot No. 2 on the Plan of Resubdivision Lot Nos. 2, 3, 4 and 7 Bellwood, of record in Book 9700, page 646, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Les Lazarus by Substitute Trustee's Deed from B. Anthony Saunders, Substitute Trustee on September 12, 2014 of record in Instrument Number 20141021-0097015, Register's Office for Davidson County, Tennessee. And further conveyed to Cornerstone Investments, LLC by Quitclaim Deed from Les Lazarus on October 22, 2014 of record in Instrument Number 20141022-0097303, 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 547, page 149; and Book 9700, page 646, Register's Office Davidson County, Tennessee.
- Master Deed as set forth in instrument recorded in Book 11653, page 570, Register's Office for Davidson County, Tennessee.

This is improved property known as: **402 B Bowling Avenue, Nashville, TN 37205**

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 May 13, 2015.

Cornerstone Investments, Inc.

By Lane Wallace, President

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 13th day of May, 2015, before me, appeared Lane 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 President of Cornerstone Investments, Inc, and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Lane 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

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