WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150043446 DEEDWARR
Recvd: 06/03/15 11:15 2 pgs
Fees:13.00 Taxes:1441.15
20150603-0051741

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-21-2016

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$389,500.00.**

Affiant

Subscribed and sworn to before me this 29th day of May, 2015

Notary Public
My Commission expires: _____
(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:
David Shaub & Janet Ross	SAME	117-08-0-118.00
5347 Granny White Pike		
Brentwood, TN 37027		

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 **David Shaub, married, a 1/2 undivided interest as tenants in common and Janet Ross, married, a 1/2 undivided interest as tenants in common**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the west part of Lot No. 159 on the plan of Victoria Place, of record in Book 332, page 10, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

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 parts 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 Cornerstone Investments, Inc., from Tua Chaudhuri Bultje and spouse, Galen Lee Bultje, by deed on May 4, 2015, of record in Instrument Number 20150504-0040265, Register's Office for Davidson County, Tennessee.

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 332, page 10, Register's Office Davidson County, Tennessee.

This is improved property known as: **1526 Ferguson Avenue, Nashville, TN 37212**

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 29, 2015.

Cornerstone Investments, Inc.

President.

By Lane Wallace, President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 29th 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