WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $475,000.00.

Affiant

Subscribed and sworn to before me this 10th day of November, 2015

Notary Public

My Commission expires: 8/5/18
(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:
Cornerstone Investments, Inc.	SAME	11801025300
718 Thompson Lane, Suite 108		
Nashville, TN 37204		

Davidson County DEEDWARR
Recvd: 11/16/15 09:02 2 pgs
Fees:13.00 Taxes:1757.50
20151116-0115825

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, **Scott Stephens**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Cornerstone Investments, Inc., a Tennessee corporation**, 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 Lot no. 102 and the easterly 3 feet front and 4.5 feet rear of Lot No. 101 on the Revised Map of Dr. L.G. Noel's Idlewild Subdivision, as of record in Book 547, Page 55, Register's Office for said County, described as follows:

BEGINNING on the northerly margin of Kirkwood Avenue, at the corner of Lots Nos. 102 and 103; thence with the northerly margin of said Avenue, westwardly 60 feet to a point 3 feet westerly from the corner of Lots Nos. 101 and 102; thence northwardly to a point on the southerly margin of an alley 4.5 feet westerly from the corner of Lots Nos. 101 and 102; thence with the southerly margin of said alley, eastwardly 84.5 feet to the corner of Lot Nos. 102 and 103; thence southwardly with the line between said two lots to the beginning.

Being the same property conveyed to Robert L. Timberlake and wife, Leola J. Timberlake; and Hattie M. Timmons, unmarried, and Emma T. Jones, unmarried from John P. Wise and wife, Edith K. Wise by Warranty Deed on March 29, 1969, of record in Book 4223, Page 871, Register's Office for Davidson County, Tennessee. Emma T. Jones having since died on May 17, 1976, leaving her interest to her daughter, Leola Timberlake. Hattie Timmons having since died on February 3, 1984. Her heirs at law were Andrew Calloway and Percy Calloway. The said Percy Berry Calloway having since died on December 18, 1984, and left no Heir-at-law as evidenced by an Affidavit of Heirship of record in Instrument Number 20140711-0061291, said Register's Office. Andrew Calloway having since died and his heirs at law were Andrew Calloway Jr., Glenda Williams and Axeline Watkins. Axeline Watkins having since died on December 18, 2012. Her heirs at law were Gwendolyn Summers, Linda Goins, Sharon Bean and Shawney Watkins. Leola Timberlake having since died on September 4, 1994, leaving her interest to her husband, Robert Timberlake. Further conveyed to Patricia Kim Soto, Trustee, from Robert L. Timberlake then to Robert L. Timberlake and wife, Shirley Wilson, a tenancy by the entireties from Patricia Kim Soto, Trustee, by Quitclaim Deed on November 3, 1998, of record in Book 11189 Page 644, Register's Office for Davidson County, Tennessee. Further conveyance to The Timberlake Family Trust Daphne M. Davis, Trustee from Shirley Wilson Timberlake by Quitclaim Deed on June 19, 2013, of record in Instrument Number 20130806-0082504, Register's Office for Davidson County, Tennessee. Affidavit of Heirship showing the aforementioned heirs at law, of record in Instrument Number 20131107-0115707, Register's Office for Davidson County, Tennessee. Further conveyance to Scott Stephens from Linda Goins by Quitclaim Deed on July 25, 2013 of record in Instrument Number 20131107-0115709; from Sharon Bean by Quitclaim Deed on July 26, 2013 of record in Instrument Number 20131107-0115710; from Gwendolyn Summers by Quitclaim Deed on July 27, 2013 of record in Instrument Number 20131107-0115711; from Glenda Williams by Quitclaim Deed on July 23, 2013 of record in Instrument Number 20131107-0115712; from Andrew Calloway, Jr., by Quitclaim Deed on July 16, 2013 of record in Instrument Number 20131107-0115713; from Shawney Watkins by Quitclaim Deed on July 29, 2013 of record in Instrument Number 20131107-0115714, from Daphne M. Davis, Trustee for the Timberlake Family Trust of record in Instrument Number 20140630-0056864; from Vera McCord of record in Instrument Number 20140630-0056865; from Clarence Matthews of record in Instrument Number 20140630-0056863; from Rica Patton of record in Instrument Number 20140630-0056860; George Matthews of record in Instrument Number 20140630-0056861; and Napoleon Glass of record in Instrument Number 20140630-0056862, 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:

- Taxes and assessments for the year 2015 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 547, Page 55, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1014 Kirkwood Avenue, Nashville, TN 37204**

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 November 10, 2015.

Scott Stephens

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Scott Stephens** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 10, 2015

My commission expires 8/5/

Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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, Julie Coone, 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.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.