BILL GARRETT, Davidson County
Trans:T20160020487 DEEDWARR
Recvd: 03/14/16 10:11 2 pgs
Fees:13.00 Taxes:277.50
20160314-0023828

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Cornerstone Investments Inc
718 Thompson Ln St 108
Nashville, Tennessee 37204

SEND TAX BILL TO:
Owner/Same

MORTGAGEE
Cash

MAP 053
GROUP 11 0
PARCELS 072.00 & 073.00
074.00 & 075.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Ferrell Realty, LLC** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Cornerstone Investments Inc**, hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land situated in the 4th Civil District of Davidson County, Tennessee, and being Lots Nos. 13, 14, 15, and 16 of Block "B", on a Map entitled Subdivision Map 3, of the Life & Casualty Insurance Company property at Old Hickory. Davidson County, Tennessee, recorded in Book 974 page 11, said Register's Office.

Said lots Nos. 13, 14, 15, and 16 join and together front 242 feet on the northerly side of Park Circle and run back on the westerly line 165 feet and on the easterly line, with the westerly line of Park Circle 168.2 feet to a dead line, and being 274.7 thereon.

Being a portion of the same property conveyed to C. L. FERRELL, by deed from CUMBERLAND DEVELOPMENT COMPANY, A TENNESSEE CORPORATION, of record in Book 1151, page 212, dated May 24, 1940, said Register's Office. The said C. L. Ferrell having since died testate on or about May 28, 1984, devised said property to PAULINE R. FERRELL, pursuant to the will of record in the Seventh Circuit Probate Court of Davidson County, Nashville, Tennessee, Docket No. 79757. The said Pauline R. Ferrell having since died testate on or about February 16, 1997, devised said property to LAURA MAY BEARD, CLAUSE LEE FERRELL, JR., PAUL MELVIN FERRELL AND WILLIAM C. FERRELL, pursuant to the will of record in the Seventh Circuit Probate Court of Davidson County, Nashville, Tennessee, Docket No. 97P-350. Being further conveyed to FERRELL REALTY, LLC, by Quitclaim deed from PAUL M. FERRELL, WILLIAM C. FERRELL, CLAUDE L. FERRELL, JR. AND LAURA M. BEARD, of record in Book 10561, page 573, dated July 25, 1997, said Register's Office.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book 974, page 11, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 151 Park Cir, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Cornerstone Investments Inc, its successors and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 our hands this the 8th day of March, 2016.

Ferrell Realty, LLC

By: Gayle Wilson, Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Gayle Wilson**, Member with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged herself to be Gayle Wilson, **Member of Ferrell Realty, LLC**, the within named bargainor, a corporation, and that she as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal at office this 8th day of March, 2016.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $75,000.00.

AFFIANT

Subscribed and sworn to before me on this 8th day of March, 2016.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY