WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/30/16 13:50 2 pgs
Fees:13.00 Taxes:333.00
20160330-0030067

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

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $90,000.00.

LuAnn Maloney
Affiant

Subscribed and sworn to before me this 24th day of March, 2016

Julie Coone
Notary Public
My Commission expires: 5-24-17
(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:
Doug Brooks	SAME	059-09-0-030.00
336 Haddon Court		
Franklin, TN 37067		

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., a Tennessee corporation,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Doug Brooks,** 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. 132 on the Plan of Haynes Estates, Section Two, as of record in Book 4175, page 13, Register's Office for Davidson County, Tennessee, as follows:

Beginning at a point in the westerly margin of Meadow Hill Drive, said point being the common corner of Lots 122 & 123; thence with the line between said two lots westwardly 128.51 feet to a point; thence northwardly 98.12 feet to the southerly margin of Lytle Drive; thence with the southerly margin of said Lytle Drive, eastwardly 97.48 feet to the beginning of a curve; thence around said curve to the right 38.64 feet to the westwardly margin of Meadow Hill Drive; thence with the westerly margin of said Meadow Hill Drive, southwardly 64.56 feet to the point of beginning.

Being the same property conveyed to Cornerstone Investments, Inc., by deed from J. Phillip Jones, Substitute Trustee, on February 5, 2016, of record in Instrument Number 20160216-0014481, 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 4175, page 13, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4230, page 545; and Book 4142, page 406, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4021 Meadow Hill Drive, Nashville, TN 37218**

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 March 24, 2016.

Cornerstone Investments, Inc.

By Andy Maloney, Authorized Agent

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 24th day of March, 2016, before me, appeared Andy Maloney, 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 Authorized Agent of Cornerstone Invetments, 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 Andy Maloney, 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:

7/8/19

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