BILL GARRETT, Davidson County
Trans:T20160047220 DEEDWARR
Recvd: 06/06/16 09:08 2 pgs
Fees:13.00 Taxes:344.10
20160606-0056486

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

ADDRESS NEW OWNER:
Richard Van Kluyve
248B Jackson Meadows Dr
Hermitage TN 37076

SEND TAX BILL TO:
Owner

MORTGAGEE
Cash

MAP 053
GROUP 001
PARCEL 075.00, 074.00, 073.

# 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, **Cornerstone Investments, Inc a Tennessee CorporationInc.** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Van Webber, LLC a Tennessee limited liability corporation**, 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, and 15 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.

Being a portion of the same property conveyed to CORNERSTONE INVESTMENTS,INC., by deed from FERRELL REALTY, LLC, dated March 8, 2016, of record in Instrument 20160314-0023828, said Register's Office.

This conveyance is made subject to the following:

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

**This is unimproved property known as, 145, 147, 149 Park Circle, 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 Van Webber, LLC a Tennessee limited liability corporation, 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 31st day of May, 2016.

Cornerstone Investments, Inc a Tennessee Corporation

President

By: Lane Wallace, President

STATE OF Tennessee )
COUNTY OF Davidson )

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Lane Wallace** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **President** of **Cornerstone Investments, Inc a Tennessee Corporation**, the within named bargainor, a corporation, and that he 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 31st day of May, 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 $93,000.00.

AFFIANT

Subscribed and sworn to before me on this 31st day of May, 2016.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY