THIS INSTRUMENT PREPARED BY:
DAVID A. CHILDRESS, P.C.
ATTORNEY AT LAW
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

BILL GARRETT, Davidson County
Trans: T20160053062 DEEDWARR
Recvd: 06/22/16 11:02 3 pgs
Fees: 18.00 Taxes: 721.50
20160622-0063521

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $195,000.

Martha Jo Fristoe
AFFIANT

Subscribed and sworn to before me this 21st day of June, 2016.

Notary Public
My Commission Expires: 7/8/2019

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
Martha Jo Fristoe 1900 Richard Jones Road V-6 Nashville, TN 37215	Owner	117-15-0A-019.00 CO

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 corporation, herein referred to as "Grantor", has bargained and sold, and by these presents does hereby transfer and convey unto

MARTHA JO FRISTOE, UNMARRIED

herein referred to as "Grantee", Grantee's heirs and assigns, a certain tract or parcel of land located in **Davidson** County, Tennessee, described as follows, to-wit:

A Condominium Apartment in Davidson County, Tennessee, Parcel No. 19, being Unit TH - E3, also known as Unit Z-2, on the Plan of Green Hills Terrace, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, Page 64, and as described in the Master Deed in Book 5304, Page 702, as amended in Book 7841, Page 557 and By-Laws as amended in Book 9830, Page 181, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to **MARK KING** by Substitute Trustee's Deed from Shapiro & Ingle, LLP, as Substitute Trustee, dated April 9, 2015, of record in Instrument No. 20150414-0032997, Register's Office for Davidson County, Tennessee. Being further conveyed to **CORNERSTONE INVESTMENTS, INC.** by Quitclaim Deed from **MARK KING**, dated January 11, 2016, of record in Instrument No. 20160112-0003041, said Register's Office.

THIS conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or right of ways for public utilities that appear in the appropriate public record.

1. General or special taxes and assessments required to be paid in the year 2016 (which have been prorated and assumed by Grantee) and subsequent years.

2. Matters shown on the Plan of record in Plat Book 5200, Page 64, said Register's Office.

3. Master Deed of Record in Book 5304, page 702, and amended in Book 7841, page 557, and By-Laws amended in Book 9830, page 181, said Register's Office.

4. Easement granted to Comcast of Nashville, LLC of record in Instrument No. 20110930-0075704, said Register's Office.

5. Easement granted to Comcast of Nashville I, LLC of record in Instrument No. 20150814-0081514, said Register's Office.

6. Easement granted to Metropolitan Government for Sanitary Sewers and/or Storm Drainage of record in Book 3879, page 569, said Register's Office.

7. Easement of record in Book 4320, page 896, said Register's Office.

BEING improved property, known as: 1900 Richard Jones Road, Unit Z-2, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, GRANTEE'S heirs and assigns, forever; and GRANTOR does covenant with the said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple; has a good right to convey it; and the same is unencumbered, unless otherwise herein set forth. GRANTOR does further covenant and bind itself, it's successors and/or assigns, to warrant and forever defend the title to said land to the said GRANTEE, her heirs and/or assigns, against the lawful claims of all persons whomsoever.

Signature on the following page

IN WITNESS WHEREOF, the Grantor has executed this instrument this 21st day of June, 2016.

CORNERSTONE INVESTMENTS, INC.

By: President
Lane Wallace

Its: President

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, 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 the President of **Cornerstone Investments, Inc.**, the within named bargainor, a Tennessee corporation, and that such officer, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the corporation as President.

WITNESS my hand, at office, this 21 day of June, 2016.

Notary Public

My Commission Expires: 2-25-19

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY