BILL GARRETT, Davidson County
Trans:T20160114639 DEEDWARR
Recvd: 12/29/16 13:02 2 pgs
Fees:13.00 Taxes:2993.30
20161229-0136888

Warranty Deed

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $809,000.00. Affiant Subscribed and sworn to before me, this the 23rd day of December, 2016. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Richard J. McDuffee, II Elizabeth H. McDuffee	New Owner	
1012 Kirkwood Ave.		118-01-3-A-001.00CO
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CORNERSTONE INVESTMENTS, INC.**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHARD J. MCDUFFEE, II AND ELIZABETH H. MCDUFFEE, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 1012, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 1014 Kirkwood Avenue, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160105-0000990, Register's Office for Davidson County, Tennessee, and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of 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 Heirs-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 Coins, 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.

Being part of the same property conveyed to Cornerstone Investments, Inc., a Tennessee corporation by Warranty Deed from Scott Stephens, of record in Instrument No. 20151116-0115825, Register's Office for Davidson County, Tennessee, dated November 10, 2015 and recorded on November 16, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1012 Kirkwood Ave., Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 23rd day of December, 2016.

Cornerstone Investments, Inc.

Name: Lane Wallace
Title: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Lane Wallace, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the President of Cornerstone Investments, Inc., a corporation, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this 23rd day of December, 2016.

Notary Public

My Commission Expires:

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017