BILL GARRETT, Davidson County
Trans:T20170000558 DEEDWARR
Recvd: 01/04/17 08:57 2 pgs
Fees:13.00 Taxes:1470.75
20170104-0000630

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

ADDRESS NEW OWNER:
Jiayang W Bolds
510 S. 9th Street
Nashville, Tennessee 37206

SEND TAX BILL TO:
Home Point Financial
9 Entin Road,#200
Parsippany, NJ 07054

MORTGAGEE
Home Point Financial Corp.
9 Entin Road, Suite 200
Parsippany NJ 07054

MAP 093
GROUP 04 0
PARCEL 061.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Cornerstone Investments Inc.** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Jiayang W Bolds and Sheldon Lamont Bolds, II, husband and wife**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 2 on the Map of G.N. Tillman's Subdivision of Lots Nos. 256, 257, 258 and 259 in Williams 2nd Addition to Edgefield, now East Nashville, of record in Book 57, page 138, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description. Subject to all matters as shown on the plan of record in Book 57, Page 138, Register's Office Davidson County, Tennessee.

Being the same property conveyed to Cornerstone Investments Inc by deed from Arnold M Weiss, of record in Instrument No 20150320-0024184, Register's Office for said County, dated February 19, 2015, and Recorded on March 20, 2015

This conveyance is made subject to the following:

1) 2017 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book 57, page 138, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 510 S. 9th Street, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jiayang W Bolds and Sheldon Lamont Bolds, II, husband and wife, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES 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 GRANTEES, their heirs 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 3rd day of January, 2017.

Cornerstone Investments Inc.

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.**, 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 3rd day of January, 2017.

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 $397,500.00.

AFFIANT

Subscribed and sworn to before me on this 3rd day of January, 2017.

NOTARY PUBLIC
My Commission Expires: 6/2/2018

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON