WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170013495 DEEDWARR
Recvd: 02/14/17 12:01 2 pgs
Fees:13.00 Taxes:2682.50
20170214-0015325

File No.: ALW-17-1777

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $725,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF FEBRUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: 5/6/19

(AFFIX SEAL)

SANYA FARRAGAST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05.06.2019

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Brook Speyer Trust	NEW OWNER	117150Z00200CO
(NAME)	(NAME)	
1777 Hillmont Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, 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.,,** herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **JENNIFER BROOK SPEYER TRUST**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 1777, HILLMONT COMMONS NORTH, a Townhouse Planned Unit Development, as established by Declaration of Protective Covenants, Conditions and Restrictions, as shown on plat of record in Instrument No. 20130808-0083485 as amended and restated in Instrument No. 20141119-0106782, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Cornerstone Investments, Inc., a Tennessee corporation by Warranty Deed from David L. Cooper, as Trustee of the Helen G. McCracken Revocable Trust David L. Cooper, Trustee, recorded on the 24th day of June, 2013 in Instrument No. 20130624-0064386, in the Register's Office of Davidson County, Tennessee.

For purposes of identifying the aforesaid Trust and enumerating the powers of the Trustee thereunder, a Certification of said Trust is attached hereto as Exhibit "A"

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1777 Hillmont Drive, Nashville, TN 37215
(House Number) (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 my/our hand(s) this 2nd day of February, 2017.

CORNERSTONE INVESTMENTS, INC.

ADAM G. LAFEVOR, AUTHORIZED AGENT

STATE OF Tennessee
COUNTY OF Davidson

On this the 2nd day of FEBRUARY, 2017, before me personally appeared ADAM G. LAFEVOR, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the AUTHORIZED AGENT of Cornerstone Investments, Inc., the within named bargainor, a corporation, and that he, as such AUTHORIZED AGENT, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 2nd day of FEBRUARY, 2017.

SANYA ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019

Notary Public
My Commission Expires: 5/6/19

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171