WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170021548 DEEDWARR
Recvd: 03/14/17 08:33 2 pgs
Fees:13.00 Taxes:1378.25
20170314-0024748

Julie Hamilton
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $372,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF MARCH, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/3/2017

(AFFIX SEAL)

File No.: ALW-17-921

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
Philip O'Harrow Hyde and Mackenzie Strawn	Same as new owner	11809015000
(NAME)	(NAME)	
921 Sutton Hill Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **MACKENZIE G. STRAWN, UNMARRIED, AND PHILIP O'HARROW HYDE, UNMARRIED**, 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:

Being Lot No. 49 on the Map of Sutton Hill, Section of Marengo Park, of record in Book 974, Page 67, Register's Office for said County.

Being the same property conveyed by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee to Cornerstone Investments Inc. as recorded on the 29th day of September, 2016 in Instrument No. 20160929-0102911 and Warranty Deed from Hattie Howse to Walter F. Adams and wife, Emma L. Adams as recorded on the 6th day of March, 1969 in Deed Book 4315, Page 356, in the Register's Office of Davidson County, Tennessee.

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 921 Sutton Hill Road, Nashville, TN 37204
(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 7th day of March, 2017.

CORNERSTONE INVESTMENTS, INC.

BY: Adam G. LaFevor, Esq.
ITS: Authorized Agent

STATE OF Tennessee
COUNTY OF Davidson

On this the 7th day of March, 2017, before me personally appeared Adam G. LaFevor, Esq., 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 7th day of March, 2017.

Notary Public
My Commission Expires: 7-08-2019

NICK CLEMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-08-2019

RETURN TO:

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