WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170068588 DEEDWARR
Recvd: 08/08/17 15:05 2 pgs
Fees: 13.00 Taxes: 2980.35
20170808-0081287

File No.: ALW-17-4105-CDF

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $805,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5/5/20

(AFFIX SEAL)

ADAMS LAFEVOR NOTARY STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-05-2020

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
CHRISTOPHER WILLIAM LEYSTER	CITIZENS BANK, N.A.	103-04-0-273.00
(NAME)	(NAME)	
12328 CHERRY GROVE ST	ONE CITIZENS PLAZA	
(ADDRESS)	(ADDRESS)	
MOORPARK, CA 93021	PROVIDENCE, RI 02903	
(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, **CHRISTOPHER WILLIAM LEYSTER AND JANINA MINETTE NAVARRO, HUSBAND AND WIFE**, 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 Lot 19, CHARLOTTE AVENUE CHURCH OF CHRIST ADDITION TO WEST NASHVILLE, as shown on plat of record in Plat Book 547, Page 199, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Raymond E. Tarkington, Jr., unmarried to Cornerstone Investments, Inc., as recorded on the 15th day of March, 2016 in Instrument No. 20160315-0024432 and Warranty Deed from Jamie David Pope, unmarried to Raymond E. Tarkington, Jr., married, as recorded on the 16th day of March, 2004 in Instrument No. 20040316-0029984, 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 4105 Idaho Avenue, Nashville, TN 37209
(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 August, 2017.

Cornerstone Investments, Inc.

BY: ADAM G. LAFEVOR
ITS: AUTHORIZED AGENT

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

STATE OF Tennessee
COUNTY OF Davidson

On this the 7th day of August, 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/herself to be the AUTHORIZED AGENT of Cornerstone Investments, Inc., the within named bargainor, a corporation, and that he/she as such ADAM G. LAFEVOR executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7th day of August, 2017.

Notary Public
My Commission Expires: 5/6/19

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

RETURN TO:

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