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

Bill Garrett Davidson County
Batch# 33087 **DEEDWARR**
12/04/2017 04:07:09 PM 2 pgs
Fees: $13.00 Taxes: $662.30

20171204-0123623

ADDRESS NEW OWNER:
Maria Bermudez
1236 Neely's Bend Rd. Madison, TN 37115
MORTGAGEE
Peoples Home Equity
5205 Maryland Way
Brentwood, TN 37027

SEND TAX BILL TO:
Owner

MAP 052
GROUP 16
PARCEL 0044.00

WARRANTY DEED

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

Being Lot Number 19 on the Plan of Marlin Meadows, Section No. 4, of record in Plat Book 2133 at page 66 and 67, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Cornerstone Investments Inc by deed from Andy Regg, of record in Instrument No 20171010-0103949, Register's Office for said County, dated October 9, 2017, and Recorded on October 10, 2017.

Said property is transferred subject to the following matters:

This conveyance is made subject to the following:

1) 2018 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book 2133, page 66 and 67, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is unimproved property known as 1236 Neelys Bend Rd, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **Maria Bermudez and Donald Schroader, wife and husband**, her heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE 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 GRANTEE, her 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.

Return to:
MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

WITNESS our hands this the 29th day of November, 2017.

Cornerstone Investments Inc, a Tennessee Corporation

President
By: Lane Wallace, President

STATE OF Tennessee)
COUNTY OF Williamson)

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, a Tennessee Corporation**, 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 29th day of November, 2017.

Michael K. Harrell
NOTARY PUBLIC
My Commission Expires: February 25, 2019

MICHAEL K. HARRELL
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 $179,000.00.

Amy Deterle
AFFIANT

Subscribed and sworn to before me on this 29th day of November, 2017.

Tabatha Edwards
NOTARY PUBLIC
My Commission Expires: 11-5-19

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY