WARRANTY DEED

Bill Garrett Davidson County
Batch# 33965 DEEDWARR
12/06/2017 09:12:30 AM 2 pgs
Fees: $13.00 Taxes: $499.50
20171206-0124281

HALE WILSON, III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$135,000.00.**

LeeAnn Maloney
Affiant

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

Notary Public
My Commission expires: 7/8/19
(Affix Seal)

THIS INSTRUMENT PREPARED BY

Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Lance Gamlin	Cornerstone Investments, Inc.	053-03-0-178.00
120 Noel Cove Circle	718 Thompson Lane, Ste. 108	
Hermitage, TN 37076	Nashville, TN 37204	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Teresa B. Dean**, unmarried, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Lance Gamlin**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in the 4th Civil District of Davidson County, Tennessee, as follows:

Being Lot No. 223, Section "B", Village of Old Hickory, as shown on plan recorded July 16, 1948, as of record in Book 1424, page 67, Register's Office for Davidson County, Tennessee; located on N.W. corner of the intersection of Jones and Fourteenth Streets; containing 0.13 acres, more or less.

Being the same property conveyed to Thomas E. Dean, by deed from Betty Sue Kaman and husband, Roger G. Stubbings, on June 20, 1994, of record in Book 9384, page 448, Register's Office for Davidson County, Tennessee. And further conveyed to Thomas E. Dean and wife, Teresa B. Dean by Deed on July 10, 2006 of record in Instrument Number 20060804-0095317, said Register's Office. The said Thomas E. Dean having died leaving said property to Teresa B. Dean by right of survivorship.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 1424, page 67, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book , page , Register's Office for County, Tennessee.

This is improved property known as: **1310 Jones Street, Nashville, TN 37138**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 November 29, 2017.

Teresa B. Dean

Teresa B. Dean

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Teresa B. Dean** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 29, 2017

My commission expires 7/5/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

201712060124281