WARRANTY DEED

Bill Garrett Davidson County
Batch# 35553 **DEEDWARR**
12/08/2017 04:09:11 PM 2 pgs
Fees: $13.00 Taxes: $4,810.00

20171208-0125630

File No.: AGL-17-180-801

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES 09/22/2021
(AFFIX SEAL)

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

JADEN SKYE SUTLIFF NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-22-2021

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rena Crumplen and Martin Crumplen	New Owner	093054B00100CO
(NAME)	(NAME)	
180 9th Avenue North, Unit 801		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **RENA CRUMPLEN AND MARTIN CRUMPLEN, WIFE AND HUSBAND**, 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:

The tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Unit 801, The Westview Condominiums, a horizontal Property Regime, as established under Master Deed of record in Instrument 20050121-008174 and as amended and restated in Instrument 20070713-0083555, Register's Office, Davidson County, Tennessee, together with the undivided interest in and to each unit to which reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Cornerstone Investments, Inc. by Quitclaim Deed from Renee Mitchell, Area Director of Internal Revenue for Collection, Central States Area Small Business/Self Employed, recorded on the 12th day of January, 2016 in Instrument No. 20160112-0003313, 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 180 9th Avenue North, Unit 801, Nashville, TN 37203
(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 5th day of December, 2017.

Cornerstone Investments, Inc.

BY: ADAM G. LAFEVOR
ITS: AUTHORIZED AGENT

STATE OF Tennessee
COUNTY OF Davidson

On this the 5th day of December, 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 AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5th day of December, 2017.

Notary Public
My Commission Expires: 09/22/2021

JADEN SKYE SUTLIFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-22-2021

RETURN TO:

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