WARRANTY DEED

Bill Garrett Davidson County
Batch# 83762 DEEDWARR
04/23/2018 02:15:35 PM 2 pgs
Fees: $13.00 Taxes: $3,533.50

20180423-0038080

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$973,500.00~~ $755,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

File No.: AGL-18-2003-B

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
EILEEN L. PARSONS	new owner	131024L00200CO
(NAME)	(NAME)	
2003 B Galbraith Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN		
(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., A TENNESSEE CORPORATION**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **EILEEN L. PARSONS, A SINGLE WOMAN**, 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 Unit 2003 B, HOMES AT 2003 GALBRAITH DRIVE, a Horizontal Property Regime with Private Elements as established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160205-0011558, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Cornerstone Investments, Inc. by Warranty Deed from Maria Theresia Schulz, unmarried, recorded on the 28th day of January, 2016 in Instrument No. 20160128-0008512, 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 2003 B Galbraith Drive, Nashville, TN
(House Number) (Street) (City or Town) (Postal Zip)

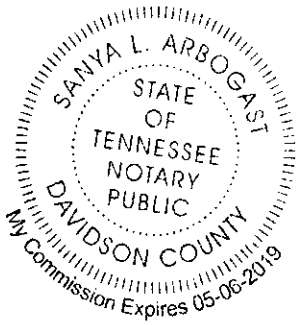
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good 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 20th day of April, 2018.

Cornerstone Investments, Inc., A TENNESSEE CORPORATION

actual agent

BY: ADAM G. LAFEVOR
ITS: AUTHORIZED AGENT

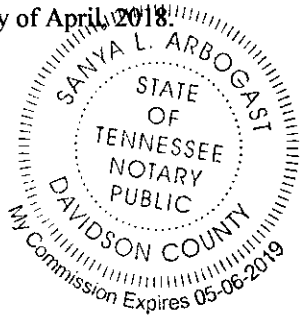


STATE OF Tennessee
COUNTY OF Davidson

On this the 20th day of April, 2018, 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 20th day of April, 2018.

Notary Public
My Commission Expires: 5/6/19



RETURN TO:

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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: A-22-18-2003B