Bill Garrett Davidson County
Batch# 103727 DEEDWARR
06/12/2018 03:10:28 PM 2 pgs
Fees: $13.00 Taxes: $1,663.15
20180612-0056516

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

ADDRESS NEW OWNER:
Jessica Rando
700 Aviemore Close
Nashville, Tennessee 37220

SEND TAX BILL TO:
c/o ~~Owner~~ PINNACLE BANK
150 3rd AVE SOUTH SUITE 900
NASHVILLE, TN 37201

MORTGAGEE
PINNACLE BANK
150 3RD AVE S. SUITE 900
NASHVILLE, TN 37201

MAP 161
GROUP 01 0B
PARCEL 007.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", 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 **Robert Rando and Jessica Rando, Husband and Wife**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot 7, Aberdeen Woods, Phase One Planned Unit Development, as shown on plat of record in Plat Book 9700, page 589, 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 to Cornerstone Investments Inc by deed from Les Lazarus, a married man, of record in Instrument No 20171031-0111559, Register's Office for said County, dated October 31, 2017, and Recorded on October 31, 2017

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 9700, page 589, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 700 Aviemore Close, Nashville, Tennessee 37220.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert Rando and Jessica Rando, Husband and Wife, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES 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 GRANTEES, 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 our hands this the 8th day of June, 2018.

Cornerstone Investments, Inc., a Tennessee Corporation

President
By: Lane Wallace, President

STATE OF Tennessee)
COUNTY OF Davidson)

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 8th day of June, 2018.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

JAMES C SMITH
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 $449,500.00.

AFFIANT

Subscribed and sworn to before me on this 8th day of June, 2018.

Carmen Coats
NOTARY PUBLIC
My Commission Expires: _____

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022