WARRANTY DEED

Bill Garrett Davidson County
Batch# 106004 DEEDWARR
06/18/2018 03:52:47 PM 2 pgs
Fees: $13.00 Taxes: $3,385.50

20180618-0058584

File No.: AGL-18-NEWHOPE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $915,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14TH DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES ON: 5/6/19

(AFFIX SEAL)

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
CORNERSTONE INVESTMENTS, INC.	NEW OWNER	09800016700 09800016800
(NAME)	(NAME)	
718 THOMPSON LANE, #108		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37204		
(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, **ELIZABETH DIANE CARTER AND KENNETH CARTER, WIFE AND HUSBAND**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **CORNERSTONE INVESTMENTS, INC.**, 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:

Tract 1:

Land in the Second Civil District of Davidson County, Tennessee being Lot No. 2 on the Plan of Disspayne Subdivision as of record in Book 6200, Page 100 in said Register's Office.

Said Lot No. 2 begins at an iron pin in the Easterly margin of New Hope Road and thence S. 87° 11' E., 1739.95 feet to a point; thence S. 4° 30' W., 154.0 feet to a point; thence S. 5° 38' 30" W., 43.0 feet to a point; thence N. 87° 11' W., 1730.28 feet to a point in the Easterly margin of New Hope Road; thence with said margin of said road No. 2° 39' E., 31.0 feet to an iron pin; thence Northerly with said margin of said road on a slight curve 166.0 feet to a point of beginning and containing 7.75 acres, more or less.

Being the same property conveyed by Quitclaim Deed from Elmer W. Disspayne and Kenneth E. Carter to Kenneth R. Carter and wife, Diane D. Carter as recorded on the 29th day of August, 1984 in Deed Book 6368, Page 905 and part of Warranty Deed from Commerce Union Bank to Elmer W. Disspayne, Kenneth E. Carter and Kenneth R. Carter as recorded on the 15th day of March, 1978 in Deed Book 5262, Page 466, in the Register's Office of Davidson County, Tennessee.

Tract 2:

Land in the Second Civil District of Davidson County, Tennessee, being Lot No. 3 on the Plan of Disspayne Subdivision, as of record in Book 6200, Page 100, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 begins at a point in the Easterly margin of New Hope Road and thence S. 87 deg. 11' E., 1730.28 feet to a point; thence S. 5 deg. 38' 30" W., 197.0 feet to an iron pin; thence N. 87 deg. 12' W., 1720.00 feet to an iron pin in the Easterly margin of New Hope Road; thence with said margin of said road N. 2 deg. 39' E., 197.0 feet to a point of beginning and containing 7.75 acres, more or less.

Being the same property conveyed by Quitclaim Deed from Jackie Earl Carter to Kenneth R. Carter as recorded on the 3rd day of June, 2004 in Instrument No. 20040603-0065153; Quitclaim Deed from Kenneth E. Carter and wife, Alice L. Carter to Kenneth R. Carter and Jackie E. Carters, as tenants in common as recorded on the 21st day of July, 1992 in Deed Book 8680, Page 179; Quitclaim Deed from Elmer W. Disspayne and Kenneth E. Carter to Kenneth E. Carter and wife, Alice L. Carter as recorded on the 29th day of August, 1984 in Deed Book 6368, Page 906 and part of Warranty Deed from Commerce Union Bank to Elmer W. Disspayne, Kenneth E. Carter and Kenneth R. Carter as recorded on the 15th day of March, 1978 in Deed Book 5262, Page 466, 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 5581 AND 5587 SOUTH NEW HOPE ROAD, HERMITAGE, TN 37076
(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 14th day of June, 2018.

Elizabeth Diane Carter
ELIZABETH DIANE CARTER

Kenneth Carter
KENNETH CARTER

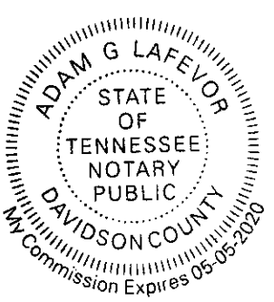


STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH DIANE CARTER and KENNETH CARTER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of June, 2018.

Notary Public
My Commission Expires:



RETURN TO:

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