Bill Garrett Davidson County
Batch# 122252 DEEDWARR
07/30/2018 11:51:42 AM 3 pgs
Fees: $18.00 Taxes: $3,515.00
20180730-0074050

File No. 18-07-15627

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
The Mettle Group, LLC	NEW OWNER	Map and Parcel
158 Westfield Drive		09800016700
Nashville, TN 37215		09800016800
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205		

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Cornerstone Investments, Inc. a Tennessee corporation (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto The Mettle Group, LLC (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly 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 degrees 11' E., 1739.95 feet to a point; thence S. 4 degrees 30' W., 144.0 feet to a point; thence S. 5 degrees 38 degrees 30" W., 430 feet to a point; thence N. 87 degrees 11' W., 1730.28 feet to a point in the Easterly margin of New Hope Road; thence with said margin of said No. 2 degrees 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 appoint of beginning and containing 7.75 acres, more or less.

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 beginsat a point in the Easterly margin of New Hope Road and thence S. 87 degrees 11' E., 1730.28 feet to appoint; thence S. 5 degrees 38' 30" W., 197.0 feet to an iron pin; thence N. 87 degrees 12' W., 1720.00feet to an iron pin in the Easterly margin of New Hope Road; thence said margin of said road N 2 degrees 39' E 197 feet to a point of beginning and containing 7.75 acres, more or less.

Being the same property conveyed to Cornerstone Investments, Inc. by Warranty Deed from Elizabeth Diane Carter and Kenneth Carter, wife and husband of record in Instrument Number 20180618-0058584, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known 5581 and 5587 South New Hope Road, Hermitage, Tennessee 37076.

This conveyance is subject to the following:
1. Taxes for the year 2018 and subsequent years for Davidson County.
2. All easements, restrictive covenants and conditions, and other matters of record, including all

items set out on any applicable plat of record; any and all applicable governmental and/or zoning regulations; taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $950,000.00.
(
(
(Subscribed and sworn to before me
(this 27 day of July, 2018.
(
(
(My Commission Expires: 4/15/2020

Affiant

LARRY A. ROCCONI, JR.
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, it's successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor is further covenant and bind itself, it's successors, and assigns, to warrant and forever defend the title to the Property to the said Grantee, it's successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 27 day of July, 2018.

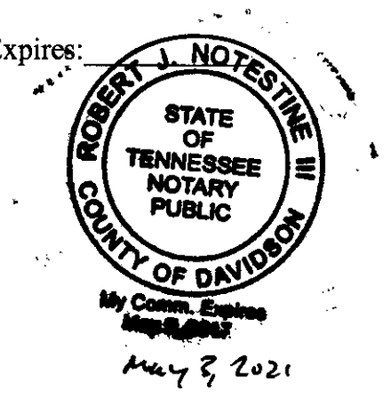
CORNERSTONE INVESTMENT, INC.,
A TENNESSEE CORPORATION

BY: _____

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 27th day of July, in the year 2018, before me the undersigned, personally appeared Lorna Wallace, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that he is the President of Cornerstone Investments, Inc., a Tennessee Corporation, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purpose therein contained as President.

My Commission Expires: May 9, 2021



Notary Public