WARRANTY DEED

Bill Garrett Davidson County
Batch# 124472 DEEDWARR
08/03/2018 11:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20180803-0076403

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 1/3/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cornerstone Real Estate, LLC	Same as new owner	133-15-0-129.00
(NAME)	(NAME)	
404 Welshwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, CORNERSTONE ORAL HEALTHCARE, P.C., A TENNESSEE PROFESSIONAL CORPORATION, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO, CORNERSTONE REAL ESTATE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land being located in Davidson County, Tennessee, being Lot No. 1 on the plat of Alexander-Beem Subdivision as of record in Book 9700, Page 363, Register's Office, Davidson County, Tennessee, and also being Parcel 129 on Tax Map 133-15, Metro Nashville Tax Map, and being more particularly described as follows:

BEGINNING at an iron pin on the northerly right-of-way of Welshwood Drive, said iron pin being the southeasterly corner of the herein described lot and the southwesterly corner of Lot No. 1, Welshwood Park, Section Two, as of record in Book 4060, Page 115, Register's Office, Davidson County, Tennessee, said pin also being 126.78 feet westerly from the westerly end of the Northerly return curve at Welshwood Drive and Nolensville Pike, as measured along the northerly right-of-way line of Welshwood Drivel; thence with the northerly right-of-way line of Welshwood Drive with a curve to the right (radius 883.50 feet) southwestwardly, a distance of 49.98 feet to an iron pin set at the end of said curve and having a chord bearing and distance of South 76° 01 minutes 32 seconds West, 49.98 feet; thence continuing with the northerly right-of- way line Welshwood Drive, South 77° 38 minutes 47 seconds west 0.02 feet to an iron pin set at the common corners of Lots 1 and 2 of the Alexander-Beem Subdivision; thence with the common line between Lots 1 and 2 of the Alexander-Beem Subdivision with the next three calls, North 62° 38 minutes 36 seconds West 46.88 feet to a P.K. Nail set, thence North 15° 33 minutes 47 seconds West, 100.00 feet to a P.K. Nail set; thence North 72° 53 minutes 39 seconds East 80.69 feet to an iron pin set in the westerly line of Lot No. 1, Welshwood Park, Section Two; thence with the westerly line of said Lot No. 1, Welshwood Park, and the easterly line of the herein described lot, South 17° 06 minutes 21 seconds East, 135.53 feet to the point of beginning, and containing 10,485 square feet or 0.24 1 acres.

Being the same property conveyed to B. ALICIA GRIFFIN LIVING TRUST, DATED JULY 18, 2002, by deed from B. ALICIA GRIFFIN, of record in Instrument No. 20020723-0088408, dated July 18, 2002, said Register's Office. Being further conveyed to CORNERSTONE ORAL HEALTHCARE, P.C., A TENNESSEE PROFESSIONAL CORPORATION, by quitclaim deed from B. ALICIA GRIFFIN LIVING TRUST, DATED JULY 18, 2002, of record in Instrument No. 20151016-0105717, dated October 4, 2015, said Register's Office.

This conveyance is subject to: 2018 property taxes which are a lien, but not yet due and payable; all matters as shown on the plat of Alexander-Beem Subdivision as of record in Book 9700, Page 363, Register's Office for said County; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 404 Welshwood Drive, Nashville, TN 37211

(House Number)	(Street)	(P.O. Address)	(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 GRANTEES 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 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 3rd day of August, 2018.

Cornerstone Oral Healthcare, P.C.

By: B. Alicia Griffin
Its: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared B. ALICIA GRIFFIN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the PRESIDENT of CORNERSTONE ORAL HEALTHCARE, P.C., A TENNESSEE PROFESSIONAL CORPORATION, the within named bargainor, and that she as such PRESIDENT, being authorized to do so, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of August, 2018.

Notary Public

My Commission Expires: 1/3/22

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Paul F. Soper, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Tricia Ball, a notary public for this county and state, Paul F. Soper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/21
Notary' Seal (if on paper):

