WARRANTY DEED

DEBORAH L. BAXTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER CO.

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE .

Notary Public

MY COMMISSION EXPIRES: 7-24-2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
100 Bluegrass Commons Blvd Suite 115 Hendersonville TN 37075
Stewart Title Company Tennessee Division, ,

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Humberto Herrera Mata	Franklin Synergy Bank	043-05-0-127.00
(NAME)	(NAME)	Karen Y Johnson Davidson County
740 Delaware Avenue	722 Columbia Ave	Batch# 139662 DEEDWARR
(ADDRESS)	(ADDRESS)	09/11/2018 11:58:23 AM 2 pgs
Madison, TN 37115	Franklin TN 37064	Fees: $13.00 Taxes: $814.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20180911-0089950

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, We Cornerstone Equity Investments, LLC, a Tennessee Limited Liability Company, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Humberto Herrera Mata, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Block "C" on the Plan of Cedarcrest Estates, of record in Plat Book 974, Page 15, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Cornerstone Equity Investments, LLC, a Tennessee Limited Liability Company by Warranty Deed from Andrew Gid Howell, married and Agnes T. Howell, unmarried, dated April 27, 2018 and recorded May 04, 2018 of record in Instrument No. 20180504-0042712, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 740 Delaware Avenue, Madison, TN 37115
(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 GRANTEE(S), his/her/their 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), his/her/their 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 hands this 31st of August, 2018.

Cornerstone Equity Investments, LLC, a Tennessee Limited Liability Company

By: Richard Allan Bishop, Managing Member

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard Allan Bishop, Managing Member of Cornerstone Equity Investments, LLC, a Tennessee Limited Liability Company the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledged that he, as such Managing Member executed the within instrument for the purposes therein contained by signing the name of Richard Allan Bishop as Managing Member.

Witness my hand and Official seal this 31st day of August, 2018.

Notary Public: Janet Adams
My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-26-2019

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
120 ANDERSON LANE
HENDERSONVILLE, TN 37075