WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 139796 **DEEDWARR**
09/11/2018 04:04:15 PM 2 pgs
Fees: $13.00 Taxes: $547.60

20180911-0090152

File No.: ALW-18-1006-11TH

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 5/6/19

(AFFIX SEAL)

SANYA L. ARRINGTON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 6, 2019

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
BUILD NASHVILLE, LLC	NEW OWNER	081-16-602.00
(NAME)	(NAME)	
1310 CAMELOT BAY		
(ADDRESS)	(ADDRESS)	
MT JULIET, TN 37122		
(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, **CORNERSTONE INVESTMENTS, INC, A TENNESSEE CORPORATION**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **BUILD NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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:

Being the Northern part of Lots Nos. 20 and 21 in B.W. Halls Plan of record in Book 17, Page 261, of the Register's Office for Davidson County, Tennessee. Beginning at a point on the East side of Cumberland Street, now called 11th Avenue North, 112 feet North of the corner of Jackson and Cumberland Street, running thence North along the Eastern Margin of Cumberland Street, 38 feet to a 12 foot alley; thence along the Southern margin of said alley, Eastwardly 100 feet to a point; thence South in a line parallel to Cumberland Street, 38 feet to a point; thence in a line parallel to said alley and Westwardly 100 feet to the beginning.

Being the same property conveyed by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee to Cornerstone Investments Inc., as recorded on the 17th day of July, 2018 in Instrument No. 20180717-0069548, 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.

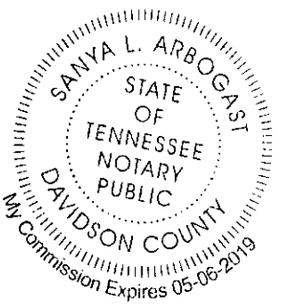
unimproved ☐
This is improved ☒ property, known as 1006 11TH AVE NORTH, NASHVILLE, TN 37208
(House Number) (Street) (City or Town) (Postal Zip)

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 7th day of September, 2018.

CORNERSTONE INVESTMENTS, INC

BY: ADAM G. LAFEVOR
ITS: AUTHORIZED AGENT



STATE OF Tennessee
COUNTY OF Davidson

On this the 7th day of September, 2018, before me personally appeared ADAM G. LAFEVOR, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the AUTHORIZED AGENT of CORNERSTONE INVESTMENTS, INC, the within named bargainor, a corporation, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7th day of September, 2018.

Notary Public
My Commission Expires: 5/6/19



RETURN TO:

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