Karen Y Johnson Davidson County
Batch# 153496 DEEDWARR
10/23/2018 01:04:30 PM 2 pgs
Fees: $13.00 Taxes: $630.85
20181023-0105011

WARRANTY DEED

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$170,500.00.**

Affiant

Subscribed and sworn to before me this 22 day of October, 2018

Notary Public
My Commission expires: 7/8/19
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Mary Milnor Taylor	Summit Funding, Inc.	051-10-0B-032.00CO
121 Ellington Place #121	2241 Harvard St. Suite #200	
Madison, TN 37115	Sacramento, CA 95815	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Cornerstone Investments, Inc.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Mary Milnor Taylor, a single woman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

A certain condominium apartment located in Davidson County, Tennessee, being described as follows: Unit No. 121, in a Horizontal Property Regime, which is located on the Plan of Ellington Place Condominium, a unit plat of which is shown as Exhibit "C" of the Master Deed of record in Book 6984, page 84, Register's Office for said County to which reference is here made for a more particular description, and being part of the land shown on the subdivision of Ellington Place Condominium of record in Book 6250, page 829, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Andy Regg, by deed from Edward D. Russell of the SR Law Group, as Substitute Trustee, on May 2, 2018, of record in Instrument Number 20180508-0043956, Register's Office for Davidson County, Tennessee. And further conveyed to Cornerstone Investments, Inc. by Quitclaim Deed from Andy Regg on May 4, 2018 of record in Instrument Number 20180508-0043957, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Subject to all matters as shown on the Plan of record in Book 6984, page 84, Register's Office Davidson County, Tennessee.

This is improved property known as: **121 Ellington Place #121, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 October 22, 2018.

Cornerstone Investments, Inc.

By Lane Wallace, President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 22nd day of October, 2018, before me, appeared Lane Wallace, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the President of Cornerstone Investments, Inc. and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Lane Wallace, acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC My Commission Expires: 7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Hal E. Wilson, III, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY