Karen Y Johnson Davidson County
Batch# 156766 DEEDWARR
11/05/2018 12:03:30 PM 2 pgs
Fees: $13.00 Taxes: $3,200.50
20181105-0109503

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Samuel M. Keith
6412 Worchester Drive
Nashville, Tennessee 37221

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
Pinnacle Bank, ISAOA/ATIMA
425 11th Ave N
Nashville, Tennessee 37203

MAP 157
GROUP 00 0
PARCEL 087.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Andy Regg, a married man and Cornerstone Investments, Inc. a Tennessee Corproation,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Samuel M. Keith and Dawn E. Keith, husband and wife**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 23 on the plan of Section One Devonshire Manor, of record in Book 5200, page 122 and 123, Register's Office for said County.

Said Lot No. 23 fronts 176.88 feet on the broken northerly margin of Worshester Drive and extends back 256.55 feet on the easterly line and 256.65 feet on the westerly line to a dead line in the rear, measuring 180.0 feet thereon.

Being the same property conveyed to Andy Regg, a married man and Cornerstone Investments, Inc, a Tennessee Corporation by deed from Shapiro & Ingle, LLP, Substitute Trustee for Gregory S. Perrone, Trustee for the benefit of Wachovia Mortgage Corporation dated October 17, 2006 and recorded in instrument no. 20061024-0131742 said Register's Office.

This conveyance is made subject to the following:

1) 2019 taxes and subsequent years.
2) Matters shown on the Plan of record Book 5200, page 122 & 123, said Register's Office.
3) Restrictive Covenants contained in instrument of record Book 5381, page 394, said Register's Office
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as 6412 Worchester Drive, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **Samuel M. Keith and Dawn E. Keith, husband and wife**, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors 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 the 31st day of October, 2018.

Cornerstone Investments, Inc

By: **Lane Wallace, President**

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Lane Wallace,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **President** of **Cornerstone Investments, Inc**, the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal at office this 31st day of October, 2018.

NOTARY PUBLIC
My Commission Expires: 2-25-19

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Andy Regg

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, **Andy Regg,** with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of October, 2018.

NOTARY PUBLIC
My Commission Expires: 2-25-19

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)
The actual value or consideration, whichever is greater, for this transfer is $865,000.00.

AFFIANT

Subscribed and sworn to before me on this 31st day of October, 2018.

NOTARY PUBLIC
My Commission Expires: 2-25-19

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY