Karen Y Johnson Davidson County
Batch# 164466 DEEDWARR
11/21/2018 01:20:37 PM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20181121-0114734

Prepared by T. Jake Wolaver
Middle Tennessee Law Group, PLLC
809 South Main Street, Suite 100
Columbia, TN 38401

Return to Commerce Title & Escrow, LLC

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Brian S. Bailey and wife, Bonnie L. Bailey**, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **Cornerstone Investments, Inc.**, a Tennessee Corporation, SECOND PARTY, which expression shall include successors and assigns.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

> Land in Davidson County, Tennessee, and being Lot Nos. 1 and 2, on the Final Plat Re-Subdivision of Lot #17 & Lot #18 Ivy's Resubdivision of Lot #4 & Part of Lot #3, of record as Instrument No. 20180906-0088450, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to FIRST PARTY herein by deed of record in Instrument No. 20181121-0114733, in the Register's Office of Davidson County, Tennessee.
>
> Tax Map & Parcel: 090-12-0-275.00
>
> Being also known as 6374 Ivy Street, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that they are lawfully seized and possessed of said real estate, that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except as follows: current year's property taxes which will be prorated as of the date of this deed and assumed by SECOND PARTY; rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel; and applicable utility and drainage easements, building setback lines and other matters as shown on recorded plat.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to

said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 13th day of November, 2018.

Brian S. Bailey

Bonnie L. Bailey

STATE OF TENNESSEE

COUNTY OF MAURY

Personally appeared before me, the undersigned, Brian S. Bailey and wife, Bonnie L. Bailey, with whom I am personally acquainted, and who acknowledged under oath that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of November, 2018.

My commission expires:

Notary Public

JEANIE DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 04-17-2022

STATE OF TENNESSEE - Davidson COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $400,000.00.

Affiant

SANYA L. ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019

Subscribed and sworn to before me, this 13th day of November, 2018.

My commission expires: 5/6/19

Notary Public

NEW PROPERTY OWNERS:

Cornestone Investments, Inc.

718 Thompson Lane

Nashville, TN 37204

PERSON(S) RESPONSIBLE FOR TAXES:

New Owner

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