Karen Johnson Davidson County
Batch# 201906 DEEDWARR
03/05/2019 09:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20190305-0019909

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

ADDRESS NEW OWNER:
Lauren Autry
7644 Charlotte Pike
Nashville, Tennessee 37209

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
Interline Mortgage Services, LLC
10613 West Sam Houston Pkwy. N., #200
Houston, TX 77064

MAP 114
GROUP 00 0
PARCEL 320.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Cornerstone Investments, Inc** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **LAUREN AUTRY AND JON R AUTRY, WIFE AND HUSBAND**, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

BEING ALL OF A CERTAIN TRACT or parcel of land in the 8th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin set, said pin being located on the northerly right of way of Charlotte Pike, and being the southwesterly corner of Bobby Tidwell as recorded in Book 10392, page 606, R.O.D.C.; thence, leaving Tidwell and along said right of way the following calls: with a curve to the right, said curve having a radius of 1861.65', a tangent of 109.34' a length of 218.43' and a chord bearing and distance of S 69 degrees 48' 46"W, 218.31' to a concrete right of way marker found, S 72 degrees 49' 02"W, 282.77' to an iron pin set, thence leaving right of way and with a new line severing the Floyd Smith property as recorded in Book 6624, page 296, R.O.D.C., N 0 degrees 04' 45" W, 658.22' to an iron pin set in the southerly line of Thomas Bianconi as recorded in Book 7242, page 593, R.O.D.C., thence with Bianconi the following calls: N 87 degrees 08' 29" E, 142.86' to a fence post, S 89 degrees 53' 02" E, 185.27' to a fence post, S 87 degrees 05' 29" E, 103.06' to a fence post, N 88 degrees 52' 03" E, 100.00' to a 3" hickory tree; S 76 degrees 39' 13" E, 12.46' to a fence post, S 62 degrees 30' 40" E, 42.11' to a 10" elm tree; S 19 degrees 26' 40" E, 14.16' to a 12" hackberry tree, S 5 degrees 16' 04" E, 37.38' to a iron pin set at the northeasterly corner of said Tidwell; thence, leaving Bianconi and with Tidwell the following calls: S 58 degrees 44' 30" W, 256.55' to an iron pin set; S 19 degrees 47' 11" E, 315.45' to the point of beginning.

Being the same property conveyed to Cornerstone Investments, Inc, a Tennessee Corporation by Quitclaim Deed from1 Public Homes, LLC, a Tennessee Limited Liability Company, dated October 29, 2018, value and consideration of $0.00, of record in Instrument No. 20181029-0106822, Register's Office for of Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2019 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as 7644 Charlotte Pike, Nashville, Tennessee 37209. Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said LAUREN AUTRY AND JON R AUTRY, WIFE AND HUSBAND, her heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE 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 GRANTEE, her 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 1st day of March, 2019.

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 1st day of March, 2019.

NOTARY PUBLIC
My Commission Expires: 01-23-23

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 $370,000.00.

AFFIANT

Subscribed and sworn to before me on this 1st day of March, 2019.

NOTARY PUBLIC
My Commission Expires:

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY