This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-4539

Karen Johnson Davidson County
Batch# 245888 DEEDWARR
06/20/2019 08:53:30 AM 4 pgs
Fees: $23.00 Taxes: $499.50
20190620-0059361

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $135,000.00

Affiant

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 19th day of June, 2019

Notary Public
My Commission Expires: 1/3/2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Asset Management, LLC 5860 Eatons Creek Rd Joelton, TN 37080	New Owner	030-235.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), 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, **James A. Cornelius and wife, Jennifer D. Cornelius,**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Asset Management, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

See Exhibit 'A'

This is improved property located at: **3575 Bear Hollow Road, Nashville, TN 37189.**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of June, 2019.

GRANTOR:

James A. Cornelius

Jennifer D. Cornelius

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James A. Cornelius and Jennifer D. Cornelius, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 19th day of June, 2019.



Notary Public
My Commission expires: 9-20-21

Exhibit 'A'

Land in the 14th Civil District of Davidson County, Tennessee, Tract 1, being that property which was conveyed to John V. Walker, Jr., by Emma Lee Walker, in a Quitclaim Deed of record which is recorded in deed book 10358, page 835, Register's Office for Davidson County, Tennessee, and a portion of that property which was conveyed to John V. Walker, Jr., by Emma Lee Walker, in a quitclaim deed of record which is recorded in deed book 10358, page 833, Register's Office for Davidson County, Tennessee, Tract 2, being a portion of that property which was conveyed to John V. Walker, Jr., by Emma Lee Walker, in a quitclaim deed of record which is recorded in deed book 10358, page 833, Register's Office for Davidson County, Tennessee.

Beginning at an iron pin (old), in the South margin of bear hollow road, marking the Northwest corner of a tract of land which belongs to B. L. Carver, having a deed reference in deed book 2546, page 613, Register's Office for Davidson County, Tennessee, the Northeast corner of this tract; thence, with the West boundary of said tract of land which belongs to B. L. Carver, South 13 degrees 05 minutes 23 seconds East 75.71 feet to a point in the center of bear branch, the Northeast corner of a tract of land which belongs to Keith M. Bellar, having a deed reference in deed book 11014, page 418, Register's Office for Davidson County, Tennessee, said point being marked by a witness pin (new), on the North bank; thence, with the center of bear branch, and the North boundary of said tract of land which belongs to Keith M. Bellar, as follows, South 64 degrees 09 minutes 26 second West, 61.58 feet; thence, South 78 degrees 41 minutes 09 seconds West, 58.33 feet to a point in the center of bear branch, the Northwest corner of said tract of land which belongs to Keith M. Beller, said point being marked by a witness pin (new), on the South bank; thence, leaving the center of bear branch, with the West Boundary of said tract of land which belongs to Keith M. Bellar, South 01 degrees 05 minutes 53 seconds East, 282.65 feet to a fence post (old), marking the Southwest corner of said tract of land which belongs to Keith M. Bellar, the most Westerly Northwest corner of tract of land which belongs to John Raymond setters, having a deed reference in deed book 4404, page 821, Register's Office for Davidson County, Tennessee; thence, with the West boundary of said tract of land which belongs to John Raymond Setters, South 00 degree 59 minutes 30 seconds East 479.33 feet to an iron pin (new), marking the Southwest corner of said tract of land which belongs to John Raymond Setters, a point in the North boundary of a tract of land which belongs to Howard Mooneyhan, having a deed reference in deed book 5361, page 478, Register's Office for Davidson County, Tennessee; thence, with the North boundary of said tract of land which belongs to Howard Mooneyhan, North 79 degrees 49 minutes 48 seconds West, 68.62 feet to fence post (old), marking the Northwest corner of said tract of land which belongs to Howard Mooneyhan, the Northeast corner of a tract of land which belongs to David Schultz, having a deed reference in deed book 5285, page 697, Register's Office for Davidson County, Tennessee; thence, with the North boundary of said tract of land which belongs to David Schultz, as follows, North 75 degrees 30 minutes 20 seconds West, 105.54 feet to a fence post (old); thence, North 77 degrees 54 minutes 38 West, 43.86 feet to an iron pin (new), in the North boundary of said tract of land which belongs to David Schultz; thence, with a new line, North 02 degrees 09 minutes 22 seconds East, 566.49 feet to an iron pin (new), marking the Southeast corner of a tract of land which belongs to Velma A. Harp, having a deed reference in deed book 11310, page 705, Register's Office for Davidson county, Tennessee; thence, with the East boundary of said tract of land which belongs to Velma A. Harp, North 02 degrees 09 minutes 22 seconds East, 75.90 feet to a point in the center of bear branch, the most Easterly Northeast corner of said tract of land which belongs to Velma A. Harp, said point being marked by a witness pin (new), on the South bank; thence, leaving the center of bear branch, and continuing with the Northerly boundary of said tract of land which belongs to Velma A. Harp, North 60 degrees 14 minutes 56 seconds West, 139.89 feet to an iron pin (new), in the South margin of bear hollow road, maraking the most Northerly Northeast corner of said tract of land which belongs to Velma A. Harp; thence, with the South margin of bear hollow road, as follows, North 77 degrees 56 minutes 48 seconds South, 62.38 feet; thence, North 75 degrees 09 minutes 15 seconds East, 66.87 feet; thence, North 72 degrees 02 minutes 15 seconds East, 99.27 feet; thence, North 71 degrees 24 minutes 06 seconds East, 91.98 feet; thence, North 72 degrees 13 minutes 59 seconds East, 59.42 feet; thence, North 76 degrees 19 minutes 14 seconds East, 28.63 feet to the point of beginning, containing 3.83 acres as surveyed by Richard C. Kessinger, R.I.S., Tennessee License No.1038, d/b/a Kessinger and associates, 610 South main street, Springfield, Tennessee, 37172, May 7, 2001.

Being the same property conveyed to James A. Cornelius and wife, Jennifer D. Cornelius by Warranty Deed from R. Lyndel Littleton and wife, Cheryl L. Littleton of record in Instrument No. 20101101-0087165 Register's Office for Davidson County, Tennessee, dated October 28, 2010 and recorded on November 01, 2010.

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

