WARRANTY DEED

Karen Johnson Davidson County
Batch# 277804 DEEDWARR
08/30/2019 08:00:06 AM 2 pgs
Fees: $13.00 Taxes: $3,996.00
20190830-0087502

File No.: ALW-19-2002A-SALE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,080,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

STEPHANIE DOME NOTARY PUBLIC OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TYLER THOMPSON and GENEVIEVE THOMPSON	New Owner	131-06-0R-001.00
(NAME)	(NAME)	
2002A CASTLEMAN DRIVE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, 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, **CORNERSTONE INVESTMENTS, INC.**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **TYLER THOMPSON AND GENEVIEVE THOMPSON, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit A established pursuant to the Declaration of Covenants, Conditions and Restrictions for 2002 Castleman Commons, a Horizontal Property Regime, of record in Instrument Number 20151215-0125999, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Cornerstone Investments, Inc., by Warranty Deed from Harold Pendleton Caldwell, III, and wife, Susan N. Caldwell, recorded on the 11th day of December, 2015, in Instrument No. 20151211-0124846, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2002A CASTLEMAN DRIVE, NASHVILLE, TN 37215
(House Number) (Street) (City or Town) (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-P-19-2002A

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 GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 23rd day of August, 2019.

CORNERSTONE INVESTMENTS, INC.

BY: ADAM G. LAFEVOR
ITS: AUTHORIZED AGENT

STATE OF Tennessee
COUNTY OF Davidson

On this the 23rd day of August, 2019, before me personally appeared ADAM G. LAFEVOR, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the AUTHORIZED AGENT of CORNERSTONE INVESTMENTS, INC., the within named bargainor, a corporation, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23rd day of August, 2019.

Notary Public
My Commission Expires: 09/22/2021

JADEN SKYE SUTLIFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-22-2021

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171