WARRANTY DEED

Karen Johnson Davidson County
Batch# 317966 DEEDWARR
11/20/2019 03:45:49 PM 2 pgs
Fees: $13.00 Taxes: $610.50

20191120-0120111

Address New Owners as:	Tax Bill To:	Map / Parcel
Cornerstone Real Estate Investors LP P.O. Box 50735 Nashville, TN 37205	New Owner	172020a01100co

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. 19-11-16048

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Margaret Wilburn, a single person**, (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto **Cornerstone Real Estate Investors, LP, a Tennessee Limited Partnership**, (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, State of Tennessee, Being Lot Number 11 on Myrtlewood Estates, Section 8, a Planned Unit Development, formerly Brentwood Oaks Expansion, of record in Instrument Number 20170918-0095179, said Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made to said instrument number for a more comprehensive legal description.

Being the same property conveyed to Margaret Wilburn, by Warranty Deed from Woodland Falls Subdivision L.P., a Tennessee limited partnership of record in Instrument Number 20171115-0117198, Register's Office for Davidson County, Tennessee.

This is improved property known as 5813 Woodland Hills Drive, Nashville, TN 37211.

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater for this transfer is $165,000.00.

Affiant

Subscribed and sworn to before me
this 12th day of November, 2019.

Notary Public

My Commission Expires: 6/11/2023

LOGAN C. E. BELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/11/2023
COUNTY OF CHEATHAM

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantees, its successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 12th day of November, 2019.

Margaret L. Wilburn
Margaret Wilburn

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared Margaret Wilburn, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.
Witness my hand and seal, at Nashville, Tennessee, this 12th day of November 2019.

Notary Public

My Commission Expires: 6/11/2023

LOGAN C. E. BELL
TENNESSEE NOTARY PUBLIC
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