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

ADDRESS NEW OWNER:
LOC Distribution, Inc
216 Forest Trl
Brentwood TN 37027

MORTGAGEE

_____
_____
_____, ___ _____

Karen Johnson Davidson County
Batch# 388520 **DEEDWARR**
04/20/2020 12:32:28 PM 2 pgs
Fees: $13.00 Taxes: $351.50
20200420-0041118

SEND TAX BILL TO:
Owner

MAP 150
GROUP 07 0
PARCEL 302.00

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, a Tennessee Corporation** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **LOC Distribution, Inc., a Tennessee Corporation**, hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 46-A, Lakeshore Woods, Section 3, recorded In Book 6250, page 507, (erroneously shown as Plat 650, page 507, should have read Plat 6250, page 507, in previous deed) said Register's Office, to which plan reference is made for a more complete description.

Being the same property conveyed to Cornerstone Investments, Inc, a Tennessee Corporation, by Warranty Deed from 1 Public Homes, LLC, a Tennessee limited liability company, dated April 3, 2020 and filed of record in Instrument No. 20200406-0036427, see also recorded Scribner Affidavit in Instrument No. 20200420-0041117 in the Register's Office of Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2020 taxes and subsequent years.
2. Matters shown on the recorded plat of Lakeshore Woods, of record in Book 650, Page 507, said Register's Office.
3. Restrictive Covenants contained in instrument of record Book 3182, Page 244, said Register's Office.
4. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as 3350 Oak Trees Court, Antioch, Tennessee 37013.

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 LOC Distribution, Inc., a Tennessee Corporation, its successors 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, its successors 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 17th day of April, 2020.

Cornerstone Investments, Inc, a Tennessee Corporation

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, a Tennessee Corporation,** the within named bargainor, **Lane Wallace,** and that he as such President, 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 President.

WITNESS my hand and official seal at office this 17th day of April, 2020.

NOTARY PUBLIC
My Commission Expires: My Commission Expires January 23, 2023

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 $95,000.00.

AFFIANT

Subscribed and sworn to before me on this 17th day of April, 2020.

NOTARY PUBLIC
My Commission Expires:

HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023