**Prepared By & Return To:**
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV20-0049

Karen Johnson Davidson County
Batch# 401165 DEEDWARR
05/15/2020 02:56:30 PM 3 pgs
Fees: $18.00 Taxes: $795.50
20200515-0050909

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th day of May, 2020.

Notary Public

Commission Expires: 11/3/22

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Cornerstone Equity Investments, LLC<br>544 West Main Street, Ste 320<br>Gallatin, TN 37066 | NEW OWNER | 042-03-0-043.00 |

# WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

**Arthur T. Ussery, unmarried**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Cornerstone Equity Investments, LLC**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Primrose Acres of record in Book 2663, Pages 106 and 107, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 41 fronts 200 feet on the northwesterly side of Graycroft Avenue and extends back 240 feet on the northeasterly line and 258.5 feet on the southwesterly line, to a broken line in the rear, on which it measures 291.65 feet.

Being the same property conveyed to Arthur T. Ussery and Deborah L. Allen, both unmarried by Warranty Deed from Nancy P. Pierce, unmarried of record in Book 11253, Page 588, Register's Office for Davidson County, Tennessee, dated December 11, 1998 and recorded on December 15, 1998. (Value or consideration shown in aforementioned deed $119,900.00.)

Being the same property conveyed to Arthur T. Ussery and Deborah L. Allen, husband and wife by Quitclaim Deed from Arthur T. Ussery and Deborah L. Allen, both unmarried of record in Instrument No. 20060404-0038445, Register's Office for Davidson County, Tennessee, dated March 27, 2006 and recorded on April 04, 2006. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Arthur T. Ussery by Quitclaim Deed from Deborah Lynn Ussery of record in Instrument No. 20120424-0034983, Register's Office for Davidson County, Tennessee, dated February 29, 2012 and recorded on April 24, 2012. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 903 North Graycroft Avenue, Madison, Tennessee 37115.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record;

(2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 903 North Graycroft Avenue, Madison, TN 37115

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 so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 11th day of May, 2020.

Arthur T. Ussery

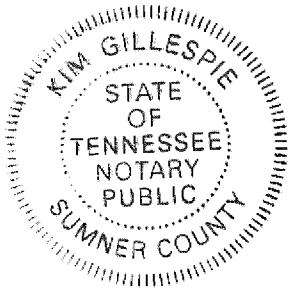
STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Arthur T. Ussery** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 11th day of May, 2020

Notary Public
My Commission Expires: 9.22.2020

(Notary Seal)



Certificate of Authenticity

I, Steven Disser, 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.

Signature

State of TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

202005150050909