WARRANTY DEED

Karen Johnson Davidson County
Batch# 401561 DEEDWARR
05/18/2020 10:02:30 AM 4 pgs
Fees: $23.00 Taxes: $999.00
20200518-0051145

File No. TE0006670

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of May, 2020.

Notary Public

MY COMMISSION EXPIRES: 1/3/23
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cornerstone Investments, LLC	Same as new owner	081-11-0-366.00 and 081-15-0-249.00 and 018-15-0-247.00
(NAME)	(NAME)	
(ADDRESS) 216 Centerview Dr. Suite 155 Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Regal Homes Co.,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cornerstone Investments, LLC, a** Tennessee **, limited liability company,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT 1: 1610 16th Ave N Nashville., TN 37015 - Map/Parcel 081 11 0 366.00

Land in Davidson County, Tennessee, being the North Twenty-five (25) feet of Lot No. 304 in D. T. McGavock's Second Addition to Nashville, of record in Plat Book 21, Page 41, Register's Office for Davidson County, Tennessee.

Said Northern part of Lot No. 304 fronts 25 feet on the East side of 16th Avenue North, and runs back between parallel lines 170 feet to an alley.

TRACT 2: 1605 Cockrill St., Nashville., TN 37208 - Map/Parcel 081 15 0 249.00

Land in Davidson County, Tennessee, being part of Lot No. 336 on the Plan of McGavock, Wetmore and Others 2nd Addition to Nashville, called the Addition to the Town McGavock of record in Plat Book 21, Page 41, in the Register's Office for Davidson County, Tennessee.

Beginning on the Southerly margin of Cockrill Street 70 feet Westerly from the Westerly margin of 16th Street or Avenue, North, formerly Hendersbott Street; thence with the margin of Cockrill Street, Westerly 33-1/3 feet; thence at right angles Southerly 100 feet to the line between Lot Nos. 335 and 336; thence with said line Easterly 33-1/3 feet; thence Northerly 100 feet to the beginning.

TRACT 3: 1609 Cockrill St., Nashville, TN 37208 - Map/Parcel 081 15 0 247.00

Land in Davidson County, Tennessee, being the Westerly part of Lot No. 336 on the Plan of McGavock, Wetmore and Others 2nd Addition to Nashville, called the Addition to the Town McGavock of record in Plat Book 21, Page 41, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 336 front 33-1/2 feet on the South side of Cockrill Street and runs back between parallel lines, along the East margin of the first alley West of 16th Avenue North 100 feet to a dead line.

Being the same property conveyed to Susie Parks by Warranty Deed from John D. Linton of record in Book 5363, Page 629, Register's Office for Davidson County, Tennessee, dated November 28, 1972 and recorded on November 14, 1978.

Being the same property conveyed to Ronald and Christine H. Parham by Final Decree Confirming Sale from Irvin H. Kilcrease, Jr., Chancellor for the Chancery Court for Davidson County, Tennessee, of record in Book 8528, Page 977, Register's Office for Davidson County, Tennessee. The sale occurred on June 17, 1991 and the aforesaid Final Decree Confirming Sale was recorded on January 15, 1992. The said Christine H. Parham being one and the same as Christina H. Parham. The said Ronald Parham having died June 18, 2013 leaving Christina H. Parham as the surviving tenant by the entirety. The said Christina H. Parham having died March 28, 2017 leaving Cathy Jobe as her sole heir at law pursuant to Affidavits of Heirship recorded in Instrument No. 20190130-0009003 and Instrument No. 201910070102017, Register's Office for Davidson County, Tennessee.

(As to Tract 1)

Being the same property conveyed to Regal Homes Co., Tennessee Corporation by Warranty Deed from Cathy Jobe, of record in Instrument No. 20191007-0102018, Register's Office for Davidson County, Tennessee, dated September 30, 2019 and recorded on October 07, 2019.

(As to Tract 2 and 3)

Being the same property conveyed to Regal Homes Co., a Tennessee for Profit Corporation by Warranty Deed from Susan Elizabeth Wismer Campbell, Trustee of the David A. Wismer, Jr. and Mary Anne Wismer Irrevocable Exempt Trust FBO Susan Elizabeth Wismer Campbell, of record in Instrument No. 20190916-0093678, Register's Office for Davidson County, Tennessee, dated September 13, 2019 and recorded on September 16, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2020 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1610 16th Ave N; 1605 Cockrill St; 1609 Cockrill St, Nashville, TN 37208

(House Number)	(Street)	(P.O. Address)	(City or Town)	(Postal Zip)

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. 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 hand this 8th day of May, 2020.

Regal Homes Co.

By: Leslie A Garside, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Leslie A Garside, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Authorized Agent of Regal Homes Co., a Tennessee Corporation, the within named bargainor, and that she as such Authorized Agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by herself as Authorized Agent.

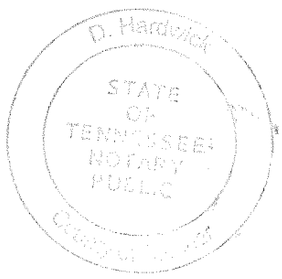
Witness my hand this 8th day of May, 2020.

Notary Public

My commission expires: 5/23/2023

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206



Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

