Record & Return to:
Momentum Title, LLC
1704 Charlotte Ave #105
Nashville, TN 37203
6-8564-RL

Karen Johnson Davidson County
Batch# 481058 DEEDWARR
09/22/2020 02:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,433.75
20200922-0108740

WARRANTY DEED

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PERRY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $387,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of September, 2020.

Notary Public

MY COMMISSION EXPIRES: 3-1-2023
(AFFIX SEAL)

File No.: AGL-20-1714A Co

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zachary D. Rivard and Patricia Vasili	Zachary D. Rivard and Patricia Vasili	081-10-0-400.00
(NAME)	(NAME)	
1714A 25th Avenue North Nashville, TN 37208	1714A 25th Avenue North Nashville, TN 37208	
(ADDRESS)	(ADDRESS)	

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, **ZACHARY D. RIVARD AND PATRICIA VASILI, 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:

Land in Davidson County, Tennessee, Being Lot 3, on the Final of the G. CO. INVESTMENTS LLC. SUBDIVISION, appearing in Plat of Record in Instrument No. 20181017-0103059, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more completed and accurate description.

Being the same property conveyed to Cornerstone Investments, Inc., by Warranty Deed from G. Co. Investments, LLC, a Tennessee Limited Liability company, of record in Instrument No. 20190115-0003860, in the Register's Office of Davidson County, Tennessee, dated January 10, 2019 and recorded on January 15, 2019.

Being part of the same property conveyed to G. Co. Investments, LLC, by Quitclaim Deed from First Home Financial, LLC, of record in Instrument No. 20161230-0137703, in the Register's Office of Davidson County, Tennessee, dated December 29, 2016 and recorded on December 30, 2016.

Being part of the same property conveyed to First Home Financial, LLC, by Quitclaim Deed from G. Co. Investments, LLC, of record in Instrument No. 20160512-0047373, in the Register's Office of Davidson County, Tennessee, dated May 10, 2016 and recorded on May 12, 2016. See Also Order Granting Motion for Default Judgment recorded in Instrument No. 20181119-0113647.

Being part of the same property conveyed to G. Co. Investments LLC, by Final Decree Confirming Sale from Clerk and Master, The Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 20150416-0033739, in the Register's Office of Davidson County, Tennessee, dated March 27, 2015 and recorded on April 16, 2015.

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.

This is **improved** property, known as 1714A 25th Avenue North, Nashville, TN 37208
(House Number) (Street) (City or Town) (State) (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 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 21st day of September, 2020

Cornerstone Investments, Inc., a Tennessee Corporation

By: _____
Adam G. LaFevor, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of September, 2020, before me personally appeared Adam G. LaFevor, Authorized Agent of Cornerstone Investments, Inc., to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of September, 2020.

_____
Notary Signature
My commission expires: 3/8/2021

CARRIE CALLAHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Christopher M. Corriveau, 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 Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM