THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 540
Nashville, TN

Karen Johnson Davidson County
Batch# 604730 DEEDWARR
04/01/2021 09:19:18 AM 2 pgs
Fees: $13.00 Taxes: $2,479.00
20210401-0042872

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **670,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31s DAY OF March, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-8-24

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cornerstone Investments, Inc.	owner	MAP 103-02-0-
718 Thompson Lane; Suite 108		PARCEL 123.00 & 124
Nashville, TN 37204		
(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, WE, **The William R. Terry Sr. Family Partners, a Tennessee General Partnership**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cornerstone Investments, Inc.**

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

Parcel I:

Tract 1:

Land in Davidson County, Tennessee, being part of Lot No. 23 on the Plan of Subdivision of the C.C. Vernon Farm of record in Plat Book 161, Page 164, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the westerly margin of White Bridge, formerly Whitworth Road at the northeast corner of the property conveyed to Edgar E. Walker and wife, by deed from Herbert W. Talley and wife, of record in Book 1345, page 415, said Register's Office; thence with the westerly margin of said Road, North 10 3/4 deg west 30 feet; thence south 79 1/4 deg west 245 feet; thence south 10 3/4 deg east 30 feet to Walker's northwest corner; thence with Walker's northerly line north 79 1/4 deg east 245 feet to the beginning.

Tract 2:

Land in Davidson County, Tennessee, being part of Lot No. 23 on the Plan of Subdivision of the C.C. Vernon Farm of record in Plat Book 161, Page 164, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the westerly margin of White Bridge, formerly Whitworth, at a point 353 feet south of the northeast corner of said Lot No. 23; thence with the westerly margin of said road, south 10 3/4 deg east 60 feet; thence south 79 1/4 deg west 245 feet, thence north 10 3/4 deg west 60 feet; thence north 79 1/4 deg east 245 feet to the beginning.

Parcel II:

Land in Davidson County, Tennessee, being part of Lot No. 23 on the Plan of Subdivision of the C.C. Vernon Farm of record in Plat Book 161, Page 164, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point 413 feet southerly from the northeast corner of Lot No. 23 and C. C. Vernon Farm and running thence southwardly with the westerly margin of White Bridge Road 50 feet; thence southwardly with the westerly margin of White Bridge Road 50 feet; thence westwardly 236 feet; thence in a northerly direction 50 feet; thence eastwardly 245 feet to the point of beginning in the westerly margin of White Bridge Road, the corner of a lot previously conveyed to said Edgard E. Walker by deed from Herbert W. Talley.

Being a part of the same property conveyed to The Terry Family Limited Partnership by Quitclaim deed from Robert W. Terry and William R. Terry of record in Book 8264, page 507, Register's Office for Davidson County, Tennessee, dated December 27, 1990 and recorded on December 27, 1990 Certificate of Merger of The Terry Family Limited Partnership, L.P. into The William R. Terry, Sr. Family Partners, a Tennessee general partnership, of record in Instrument No. 199912140302736, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2021 and subsequent years' (2) All restrictions of record; (3) easement of record ion Book 5405, page 161; (4) All visible easements; (5) All matters appearing on the plan of record in Book 161, page 164; (6) All applicable governmental and zoning regulations.

This is UNIMPROVED property known as **0 & 249 White Bridge Pike, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever; and we do covenant with the said GRANTEE 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, 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 my hand this the 31st day of March, 2021.

The William R. Terry Sr. Family Partners

BY: Robert J Terry, MP
Robert J. Terry, Managing Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Robert J. Terry, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Managing Partner of the maker, **The William R. Terry Sr. Family Partners**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 31st day of March, 2021.

My Commission expires 1-8-24

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE