Karen Johnson Davidson County
Batch# 653463 DEEDWARR
06/10/2021 10:03:08 AM 2 pgs
Fees: $13.00 Taxes: $1,402.30
20210610-0078110

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

ADDRESS NEW OWNER:
Crystal Lynn Hadaway
1012 Berkley Drive
Brentwood, Tennessee 37027

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
Caliber Home Loans
PO Box 650856
Dallas, TX 75265-0856

MAP 072
GROUP 03 0
PARCEL 250.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", 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 **Crystal Lynn Hadaway and Brian Christopher Hadaway, wife and husband**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of a Subdivision of Lots Nos. 3 and 4 of the East Nashville Golf Club Property, as of record in Book 547, page 136, said Register's Office.

Said Lot No. 16 fronts 60 feet on the northwesterly side of Golf Street, formerly Golf Club Road and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Cornerstone Investments, Inc, by Warranty Deed from Lawrence Hill, appointed as Emergency Conservator over the property of Catherine Peay Hill, unmarried by Order appointed December 7, 2020 and Kim Hale, District Public Conservator, as agent for Greater Nashville Regional Council, Public Guardianship Program for the Elderly appointed Conservator of the person and property of Ernest J. S. Peay, unmarried, by Order appointed January 30, 2020, deed dated December 22, 2020 and filed of in Instrument No. 20201231-0155013, in the Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2021 taxes and subsequent years.
2. Matters shown on the recorded plat of East Nashville Golf Club, of record in Book 547, Page 136, said Register's Office.
3. 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 3513 Golf Street, Nashville, Tennessee 37216.

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 **Crystal Lynn Hadaway and Brian Christopher Hadaway**, wife and husband, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES 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 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 our hands this the 8th day of June, 2021.

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 **Tennessee Corporation** as such **President**.

WITNESS my hand and official seal at office this 8th day of June, 2021.

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 $379,000.00.

AFFIANT

Subscribed and sworn to before me on this 8th day of June, 2021.

NOTARY PUBLIC
My Commission Expires: 1/26/25

HEATHER MORRISON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
My Commission Expires JAN. 26, 2025