WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $469,900.00.

Karen Johnson Davidson County
Batch# 655277 **DEEDWARR**
06/11/2021 12:09:58 PM 2 pgs
Fees: $13.00 Taxes: $1,738.63

20210611-0079013

File No.: RES-21-1605

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of June, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/19/24

(AFFIX SEAL) DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Jordan Keith Putty	NEW OWNER	081 15 0 249.00
(NAME)	(NAME)	
1605 Cockrill Street 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., A TENNESSEE CORPORATION**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **JORDAN KEITH PUTTY, SINGLE MAN**, 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 part of Lot No. 336 on the Plan of DT McGavock and Others Addition, 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.

Being part of the same property conveyed to Cornerstone Investments, Inc., a Tennessee corporation, by Warranty Deed from Regal Homes Co., dated May 8, 2020, recorded May 18, 2020, in Instrument No. 20200518-0051145, as corrected by Scrivener's Affidavit of record in Instrument No. 20200710-0075451, in the Register's Office of Davidson County, Tennessee.

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 1605 Cockrill Street, Nashville, TN 37208
(House Number) (Street) (City or Town) (State) (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM 53-BH-21-1605

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 4th day of June, 2021

Cornerstone Investments, Inc., a Tennessee Corporation

By: _____

Adam G. LaFevor, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, personally appeared Adam G. LaFevor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of Cornerstone Investments, Inc., the within named bargainor, a Corporation, and that such Adam G. LaFevor as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as Authorized Agent.

Witness my hand and seal, this 4th day of June, 2021.

_____
Notary Signature
My commission expires: 3/3/25

