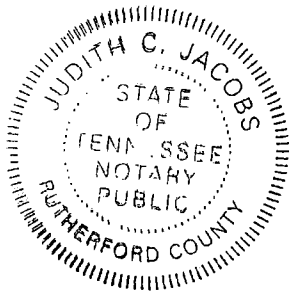
WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON
	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,700,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 day of April, 2024. Notary Public MY COMMISSION EXPIRES: 8-21-27 (AFFIX SEAL)
File No.: RES-24-319	

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lake Forest Homes, Inc. (NAME) PO Box 126 La Vergne, TN 37086 (ADDRESS)	New Owner (NAME) (ADDRESS)	**SEE EXHIBIT "A"**

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, **LAKE FOREST HOMES, INC., A TENNESSEE CORPORATION**, 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:

See Exhibit "A"

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 319 Williams Avenue, Nashville, TN 37115 and 401 Williams Avenue, Units A,B,C,D,E, Nashville, TN 37115
(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.

Karen Johnson Davidson County
Batch # 1123257 DEEDWARR
04/16/2024 09:43:25 AM 4 pgs
Fees: $23.00 Taxes: $9,990.00
20240416-0026994

Witness my/our hand(s) this 5 day of April, 2024

Cornerstone Investments, Inc., a Tennessee Corporation

By: _____, Attorney in Fact
Adam G. LaFevor, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5 day of April, 2024, before me, the undersigned Notary Public in and for said County and State, personally appeared Adam G. LaFevor, known to me (or proved to me on the basis of satisfactory evidence) to be the person or person(s) described in, and who, upon oath, acknowledged himself to be the Authorized Agent of Cornerstone Investments, Inc., a Tennessee Corporation, the within named bargainor, and that he as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 5 day of April, 2024.

_____
Notary Signature
My commission expires: 10/04/2027

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/04/2027
COUNTY OF DAVIDSON

RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

EXHIBIT "A"
Legal Description

Property 1:
(commonly known as 319 Williams Avenue, Madison, TN 37115)

Map/Parcel 042 12 0 029.00

Land in Davidson County, State of Tennessee, being Lot No. 5 on the Map of in M.N. Young's Subdivision of Lot No. 5 of Gee Lands, as of record in Book 974, Page 5, Register's Office for said County.

Said Lot No. 5 fronts 190 feet on the southerly side of Williams Avenue, and runs back between parallel lines 828.9 feet on its westerly line to an old fence line, and 828.3 feet on its easterly line to said old fence line, and shows 190 feet thereon, containing 3.62 acres.

Being the same property conveyed to Cornerstone Investments, Inc., a Tennessee Corporation, by Warranty Deed from John L. Cooley, Frances Cooley Grammar, Gloria Cooley Baxter, Mary Anne Cooley Springer, Nancy Jean Day Eden as Executrix of the Estate of Imogene Cooley Eden Flint, and Nancy Jean Day Eden and Ranelle Eden as Heirs-at-law of Imogene Cooley Eden Flint, of record in Instrument No. 20200716-0077688, in the Register's Office of Davidson County, Tennessee, dated July 07, 2020, and recorded on July 16, 2020.

Property 2:
Tract 1 (commonly known as 401-B Williams Avenue, Madison, TN 37115)

Map/Parcel 042-12-0A-001.00 CO

A certain unit in Davidson County, Tennessee, being Unit 1 of Slate Condominium together with all fixtures, appliances, wallcoverings, carpets or other improvements therein and the undivided interest in the common elements appurtenant thereto, all being more particularly described in the Master Deed and Condominium ByLaws of record in Book 8198, Page 473, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Tract 2 (commonly known as 401-A Williams Avenue, Madison, TN 37115)

Map/Parcel 042-12-0A-002.00

A certain unit in Davidson County, Tennessee, being Unit 2 of Slate Condominium together with all fixtures, appliances, wallcoverings, carpets or other improvements therein and the undivided interest in the common elements appurtenant thereto, all being more particularly described in the Master Deed and Condominium ByLaws of record in Book 8198, Page 473, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete escription.

EXHIBIT "A"
Legal Description

Tract 3 (commonly known as 401-C Williams Avenue, Madison, TN 37115)

Map/Parcel 042-12-0A-003.00 CO

A certain unit in Davidson County, Tennessee, being Unit 3 of Slate Condominium together with all fixtures, appliances, wallcoverings, carpets or other improvements therein and the undivided interest in the common elements appurtenant thereto, all being more particularly described in the Master Deed and Condominium ByLaws of record in Book 8198, Page 473, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Tract 4 (commonly known as 401-D Williams Avenue, Madison, TN 37115)

Map/Parcel 042-12-0A-004.00

A certain unit in Davidson County, Tennessee, being Unit 4 of Slate Condominium together with all fixtures, appliances, wallcoverings, carpets or other improvements therein and the undivided interest in the common elements appurtenant thereto, all being more particularly described in the Master Deed and Condominium ByLaws of record in Book 8198, Page 473, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Tract 5 (Common Area for Slate Condominiums, aka 401-E Williams Avenue, Madison, TN 37115)

Map/Parcel 042-12-0A-900.00

Tract No. 1: Land in Davidson County, Tennessee, being the Easterly 60 feet of Lot No. 6 in M.N. Young's Subdivision of Lot No. 5 of Gee Land's a plan of which is of record in Book 974, page 5, Register's Office for said County. Said Easterly part of Lot No. 6 fronts 60 feet on the Southerly side of Williams Avenue and runs back to its Westerly line 829 feet, more or less, to an old fence line, and measures 54 feet thereon, containing 1.08 acres, more or less.

Tract No. 2: Being the Westerly part of Lot No. 6 in M. N. Young's Subdivision of Lot No. 5 of Gee Land's, a plan of which is of record in Book 974, page 5, Register's Office for Davidson County, Tennessee. Said Westerly part of Lot No. 6 fronts 132 feet on the Southerly side of Williams Avenue and runs back 829.5 feet on its Westerly line to an old fence line; and 829 feet, more or less, on its Easterly line to said fence line, and measures 119 feet thereon, and containing 2.40 acres.

Being the same property conveyed to Cornerstone Investments, Inc, a Tennessee corporation, from W. Michael Kennedy, Amanda K. Parker and Lesley M. Kennedy, by Warranty Deed dated December 15, 2021, recorded December 21, 2021, in Instrument No. 20211221-0168565, in the Register's Office of Davidson County, Tennessee.