BILL GARRETT, Davidson County
Trans:T20100027016 DEEDWARR
Recvd: 05/06/10 08:19 2 pgs
Fees:13.00 Taxes:222.00
20100506-0034357

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $60,000.00

Affiant

Subscribed and sworn to before me, this 30th day of April, 2010.

Notary Public

My commission expires: 7-21-13

DAVID R.A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, Inc.
505 E Main Street
Hendersonville TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Daniel Kennedy	**DANIEL KENNEDY**	11902021900
2301 Sterling Boone Drive	1609 German Ln.	
Nashville, TN 37210	Franklin TN 37067	

FOR AND IN 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 ACKNOWLEDGE, WE,

Cypress Point Investments, Inc.
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Daniel Kennedy, single

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

Situated in Davidson County, Tennessee, and being known and designated as all of lot 212 in the Mitchell Subdivision of the Plan of Sterling Heights Subdivision, as shown by plat of record in instrument # 200002150015147 (the same being a revision of plat of record in deed book 3300, page 78), in the Register's Office for Davidson County, TN, to which plat specific reference is made for a more particular description.

Beginning with a point in the Westerly margin of Sterling Boone Drive at the corner of Lots: #212 and #213; Thence with the line between said two lots Westerly 110 feet;Thence North 0 degrees 10' East 120 feet to a monument on the Southerly margin of Valeria Street; Thence with the same South 89 degrees 50' East 90 feet to a monument at the beginning of a curve having a radius of 20 feet;Thence around said curve in a Easterly direction 31.42 feet on a monument on the Easterly margin of said Sterling Boone Drive; Thence with same Southerly 100 feet to the point of beginning.

Being the same property conveyed to Cypress Point Investments, Inc. by Substitute Trustee's Deed from Arnold M. Weiss, as Substitute Trustee, recorded on the 10th day of March, 2009 in Instrument No. 20090310-0021371, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

This is improved (__X__) unimproved (____) property known as 2301 Sterling Boone Drive, Nashville, TN 37210.

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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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 my/our hand(s) this 30th day of April, 2010.

Kirk D Warner

Cypress Point Investments, Inc.
By: Kirk D. Warner, Vice President

STATE OF Maryland)
COUNTY OF Baltimore)

Personally appeared before me, a Notary Public of said County and State, Kirk D. Warner, Vice President Cypress Point Investments, Inc. , the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of April, 2010.

Kari Coughlin O'Donnell

Notary Public

My Commission Expires: 3-29-13

KARI COUGHLIN O'DONNELL NOTARY PUBLIC BALTIMORE CO. MD