BILL GARRETT, Davidson County
Trans:T20120034970 DEEDWARR
Recvd: 05/11/12 11:18 2 pgs
Fees:13.00 Taxes:732.60
20120511-0041025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 198,000.00

Affiant

Subscribed and sworn to before me, this 27th day of April, 2012.

Notary Public

My commission expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
505 JOHNNY CASH PARKWAY, SUITE B
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
HELIN S TAHIR	**FIFTH THIRD MORTGAGE**	**173080A10000CO**
5677 DEER VALLEY TRAIL	**5001 Kingsley Dr MD:1MOCBQ**	
ANTIOCH, TN 37013	**CINCINNATI, OH 45227**	

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,

ON POINT CONSTRUCTION COMPANY, INC., A TENNESSEE CORPORATION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

HELIN S TAHIR

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:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 133, ON THE FINAL PLAT, SECTION THREE, DEER VALLEY, CLUSTER LOT SUBDIVISION, A PLANNED UNIT DEVELOPMENT, OF RECORD IN INSTRUMENT NO. 20060614-0070867, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO ON POINT CONSTRUCTION COMPANY, INC., A TENNESSEE CORPORATION BY WARRANTY DEED FROM PINE OAKS PROPERTIES TWO, G.P., A TENNESSEE GENERAL PARTNERSHIP DATED 07/05/11 AND RECORDED ON 07/06/11 IN INSTRUMENT NO. 20110706-0051559, SAID REGISTER'S OFFICE FOR SAID COUNTY.

ALSO BEING THE SAME PROPERTY CONVEYED TO PINE OAKS PROPERTIES TWO, LLP, A TENNESSEE LIMITED LIABILITY BY WARRANTY DEED FROM ALMA EUBANK, JAMES GOSSETT AND NANCY D YORK, AS SOLE HEIRS-AT-LAW OF DAISY CLARK GOSSETT, DECEASED DATED 12/03/99 AND RECORDED ON 12/07/99 IN INSTRUMENT NO. 199912070300314, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plan of record in INSTRUMENT NO. 20060614-0070867, Register's Office for DAVIDSON County, Tennessee.

This is improved (__X__) unimproved (____) property known as 5677 DEER VALLEY TRAIL, ANTIOCH, TN 37013.

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 27th day of April, 2012.

ON POINT CONSTRUCTION CO, INC.
BY: Karen Yazdian, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Karen Yazdian** whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that he/she/they is PRESIDENT of ON POINT CONSTRUCTION CO, INC. and that he is authorized by ON POINT CONSTRUCTION CO, INC. to execute this instrument on its behalf by his/her/their self as such PRESIDENT.

Witness my hand, at office, this 27th day of April, 2012.

Notary Public

My Commission Expires: 11-3-15

BROOKE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON