WARRANTY DEED	13-04-012 State of Tennessee) County of Davidson) THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,900.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13th day of May, 2013. Notary Public My Commission Expires 10/08/2016 (AFFIX SEAL)
Return to: **Foundation Title and Escrow, LLC.** **2672 N. Mt. Juliet Rd.** **Mt. Juliet, TN 37122**	

CHARLES M. WINN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY:

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
TIMOTHY O'NEILL AND WIFE, LAUREN O'NEILL AND JOHN G. O'NEILL		173-08-0A-
(NAME) 3036 Bluffhollow Gap	(NAME) Same	142.00CO
(ADDRESS) Cane Ridge, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), 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, **ON POINT CONSTRUCTION COMPANY, INC., A TENNESSEE CORPORATION**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **TIMOTHY O'NEILL AND WIFE, LAUREN O'NEILL AND JOHN G. O'NEILL,** hereinafter called the Grantee(s), 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. 124 on the Final Plat, Section Four, Deer Valley, "Cluster Lot Subdivision" of record in Instrument No. 20061012-0126729, 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 Deed dated January 22, 2013 from Pine Oaks Properties Two, L.L.P., a Tennessee Limited Liability Partnership N/K/A Pine Oaks Properties Two, G.P., a Tennessee General Partnership of record in Instrument No. 20130122-0006829, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Deer Valley, of record in Book 20021212-0153693, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐

Improved X property known as: **3036 Bluffhollow Gap, Cane Ridge, TN, 37013.**

(House Number) (Street) (City or Town) (State) (Zip)

BILL GARRETT, Davidson County
Trans:T20130042173 DEEDWARR
Recvd: 05/21/13 09:33 2 pgs
Fees:13.00 Taxes:761.83

20130521-0051013

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 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 GRANTEES, their successors 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 WHEREOF, its hands, this 13th day of May, 2013

ON POINT CONSTRUCTION COMPANY, INC.,
A TENNESSEE CORPORATION

By: _____
KAREN YAZDIAN, PRESIDENT

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **KAREN YAZDIAN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon her oath acknowledged herself to be the President of **ON POINT CONSTRUCTION COMPANY, INC., A TENNESSEE CORPORATION,** the within named bargainor(s), and that she as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by herself as such officer.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of May, 2013.

My Commission Expires: 09/09/14

_____
Notary Public

