BILL GARRETT, Davidson County
Trans:T20130051080 DEEDWARR
Recvd: 06/18/13 10:25 2 pgs
Fees:13.00 Taxes:185.00
20130618-0062028

Prepared by and return to:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires
October 18, 2016

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $50,000.00

Affiant

Subscribed and sworn to before me this 17 day of June, 2013.

Notary Public
My commission expires: 10-18-16

07-1305-85184

Address of New Owner:	Send Tax Bills to:	Tax-Information
Louis Falzetti 713 SUGAR MILL TRAIL NASHVILLE, TN 37211	NEW OWNER	181-01-0-B-230.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **On Point Construction Company, Inc., a Tennessee corporation**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Louis Falzetti**, hereinafter called the Grantees, their successors 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. 96 on the Plan of Phase Four, Addition to Sugar Valley, a RS-10 Cluster Lot Subdivision, a Planned Unit Development, of record in Instrument No. 20070125-0010052 and re-recorded in Instrument No. 20070205-0014763, 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 from Hurley-Y, a Tennessee General Partnership, dated August 21, 2012, recorded August 27, 2012 in Instrument No. 20120827-0077004, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is unimproved property known as 6516 Sunnywood Drive, Nashville, TN 37211

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 17th day of June, 2013.

On Point Construction Company, Inc.

By: _____
Karen Yazdian, President

State of Tennessee
County of DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Karen Yazdian, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the President of On Point Construction Company, Inc., the within named bargainor, and that she is authorized by On Point Construction Company, Inc. to execute this instrument on its behalf.

Witness my hand in Nashville, TN, this 17th day of June, 2013.

_____
Notary Public

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission expires: 9/9/14