WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/09/13 13:43 2 pgs
Fees:13.00 Taxes:813.63
20130909-0094989

13-08-020

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6th day of September, 2013

Notary Public

My Commission Expires: 09/09/14 (AFFIX SEAL)

DEE FILES KENNEDY
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
APRIL R. DRIVER AND CARLOS W. DRIVER	PRIMARY RESIDENTIAL MORTGAGE	173-08-A
(NAME) 3032 BLUFFHOLLOW GAP, LOT 125	(NAME) 1480 NORTH 2200 WEST	143.00CO
(ADDRESS) ANTIOCH, TN 37013	(ADDRESS) SALT LAKE CITY, UTAH 84116	
(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 **APRIL R. DRIVER AND CARLOS W. DRIVER, WIFE AND HUSBAND, AS JOINT TENANTS**, hereinafter called the Grantee(s), her 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. 125, on the Final Plat of Section Four, Deer Valley, A Planned Unit Development, 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 part of the same property conveyed to On Point Construction Company, Inc., by Deed from Pine Oaks Properties Two, a Tennessee General Partnership, dated May 24, 2013 of record in Instrument No. 20130524-0052501, Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to 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 as evidenced by Instrument of record in Instrument No. 20001006-0099635, by Deed from Alma Eubank, James Gosett and Nancy D. York, as sole heirs-at-law of Daisy Clark Gossett, Deceased, of record in Instrument No. 19991207-0300314, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of record in Instrument No. 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 ☒ property known as: **3032 BLUFFHOLLOW GAP, LOT 125, CANE RIDGE, TN, 37013.**

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

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, her 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, her 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, our hands, this 6th day of September, 2013

ON POINT CONSTRUCTION COMPANY, INC.,
A TENNESSEE CORPORATION

By: _____
KAREN YADZIAN, 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 his oath acknowledged himself to be the **PRESIDENT** of **ON POINT CONSTRUCTION COMPANY, INC., A TENNESSEE CORPORATION,** the within named bargainor(s), and that he as such **PRESIDENT**, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of **KAREN YAZDIAN** by himself as such officer.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of September, 2013.

My Commission Expires: 09/09/14

_____
Notary Public

LEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
PETER WEISS

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, PETER WEISS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 9/9/14

_____
Notary Public

LEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON