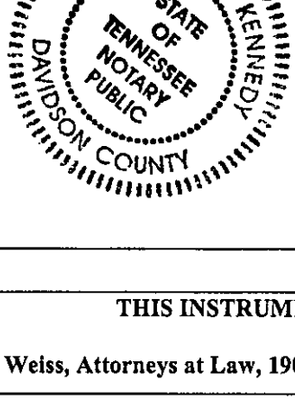
WARRANTY DEED	13-09-001
	State of Tennessee) County of ~~Davidson~~) Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,060.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26th day of September, 2013 Notary Public My Commission Expires: 03-07-17 (AFFIX SEAL)

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: **LADD WATTS and ALISON MARSTON**	SEND TAX BILLS TO: SWBC Mortgage Corporation	MAP-PARCEL-NUMBERS 181-01-0-B-257.00
(NAME) 7909 Kirkfield Drive	(NAME) 213 Overlook Circle, Ste. 213	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Brentwood, TN 37027	
(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 **LADD WATTS, UNMARRIED AND ALISON MARSTON UNMARRIED, JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP**, 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. 85, on the Plan of Section One, Phase Three, 2nd Addition to Sugar Valley, a Planned Unit Development, of record in Instrument No. 20071214-0143931, 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., A TENNESSEE CORPORATION, by Deed from SUGAR VALLEY, G.P., A TENNESSEE GENERAL PARTNERSHIP, dated May 22, 2013, of record in Instrument No. 20130523-0052280.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Sugar Valley, of record in Book 11069, Page 14, amended in Instrument No. 20030708-0093637, Instrument No. 20050106-0002201, Instrument No. 20060322-0032693, Instrument No. 20071214-0143932, 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: **7909 Kirkfield Drive, Nashville, TN, 37211.**

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

BILL GARRETT, Davidson County
Trans:T20130083729 DEEDWARR
Recvd: 09/27/13 10:52 2 pgs
Fees:13.00 Taxes:988.12
20130927-0101739

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, our hands, this 20th 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 20th day of September, 2013.

My Commission Expires: 09/09/14

_____
Notary Public

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON