60000
BOOK3

WARRANTY DEED

State of Tennessee)
County of Davidson)

FILE #14-01-014

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $238,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14 day of March, 2014

Notary Public

My Commission Expires:

(AFFIX SEAL)

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

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
WILLIAM T. HENRY AND JULIE M. HENRY	"NEW OWNER"	181-01-0-B
(NAME) 7708 Sunbar Lane	(NAME)	269.00
(ADDRESS) Nashville, TN 37211	(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 **WILLIAM T. HENRY AND WIFE JULIE M. HENRY**, hereinafter called the Grantee(s), 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. 97 on the plan of Section One of Phase Three, 2nd Addition to Sugar Valley, an RS10 Cluster Lot Subdivision, 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 the same property conveyed to On Point Construction Company, Inc., a Tennessee Corporation by Deed from Sugar Valley, G.P., a Tennessee General Partnership, of record in Instrument No. 20131126-0121185, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Sugar Valley, of record in Book 11069, Page 14, as supplemented in 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: **7708 Sunbar Lane, Nashville, TN, 37211.**

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

BILL GARRETT, Davidson County
Trans:T20140017642 DEEDWARR
Recvd: 03/17/14 09:54 2 pgs
Fees:13.00 Taxes:883.93
20140317-0021773

My Commission Expires: 09/09/14

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, my hands, this 14 day of March, 2014

ON POINT CONSTRUCTION COMPANY, INC.,
A TENNESSEE CORPORATION

By: AUT. AGENT
FRED YAZDIAN, AUTHORIZED AGENT

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Fred Yazdian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged herself to be the AUTHORIZED AGENT of **ON POINT CONSTRUCTION COMPANY, INC., A TENNESSEE CORPORATION,** the within named bargainor(s), and that he as such AUTHORIZED AGENT, being authorized to executed the foregoing instrument for the purposes therein contained, by signing the name of the **CORPORATION** by himself as such officer.

Witness my hand and official seal at Nashville, Tennessee, this 14 day of March, 2014.

My Commission Expires: ~~09/09/14~~ 7-3-17

Joann B. Sisemore
Notary Public

JOANN B. SISEMORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY