(2)

WARRANTY DEED

14-08-024

State of Tennessee)
County of ~~Davidson~~ Williamson)

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9th day of October, 2014

Notary Public

My Commission Expires: 4-15-2018 (AFFIX SEAL)

LESA L. KUPCHIK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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
TERRY SMITH	Franklin American Mortgage	173-08-0A
(NAME)	(NAME)	052.00
5637 Deer Valley Trail	501 Corporate Centre Drive, Ste 400	
(ADDRESS)	(ADDRESS)	
Cane Ridge, TN 37013	Franklin TN 37067	
(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 TERRY SMITH, A SINGLE WOMAN, 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. 82, as shown on the Final Plat of Section Two, Deer Valley, "Cluster Lot Subdivision", a Planned Unit Development, of record as Instrument No. 20060106-0002333, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING part of the same property conveyed to ON POINT CONSTRUCTION COMPANY, INC., a Tennessee corporation, by warranty deed from PINE OAKS PROPERTIES TWO, G.P., a Tennessee general partnership, of record in Instrument No. 20140609-0049968, said Register's Office.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Deer Valley, 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 PAID by the Grantor(s) herein.***

BEING unimproved ☐
Improved ☒ property known as: **5637 Deer Valley Trail, Cane Ridge, TN, 37013.**

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

BILL GARRETT, Davidson County
Trans: T20140076923 DEEDWARR
Recvd: 10/10/14 14:51 2 pgs
Fees: 13.00 Taxes: 813.63
20141010-0094311

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 October, 2014

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 by herself as such officer.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of October, 2014.

My Commission Expires: 07/02/18

_____
Notary Public

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON