Davidson County	DEEDWARR
Recvd: 12/04/14 10:08	3 pgs
Fees:18.00 Taxes:761.83	
20141204-0111130	

WARRANTY DEED

14-11-010

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st day of December, 2014

Notary Public

My Commission Expires: 5/23/16 (AFFIX SEAL)

PHILIP ELLIS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD 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
JAMES C. REED, JR., AND KENITHA L. REED (NAME)	Franklin Synergy Bank (NAME)	173-08-0A
5660 Deer Valley Trail (ADDRESS)	722 Columbia Ave (ADDRESS)	070.00CO
Cane Ridge, TN 37013 (CITY) (STATE) (ZIP)	Franklin TN 37064 (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 **JAMES C. REED, JR., AND KENITHA L. REED, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Nashville County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being Lot No. 24, on the Final Plat, Section Two, Deer Valley, "Cluster Lot Subdivision" of record in Instrument No. 20060106-0002333, 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 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. 20121212-0153693 Register's Office for Nashville County, Tennessee; easements and setback lines as set forth on the above plan of record; ***and taxes for the current year which have been paid and assumed by the Grantee(s) herein.***

BEING unimproved ☐
Improved ☒ property known as: **5660 Deer Valley Trail, 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, 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 1st day of December, 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 CORPORATION by herself as such officer.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of December, 2014.

My Commission Expires: 07/02/18

_____
Notary Public

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, Kelsie Holloway, 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.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Philip Ellis a notary public for this county and state, Kelsie Holloway who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/23/16
Notary' Seal (if on paper)

PHILIP ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY