| WARRANTY DEED | 14-10-012<br>State of Tennessee )<br>County of Davidson )<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,606.00.<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th day of January, 2015<br>Notary Public<br>My Commission Expires: 07/02/18 (AFFIX SEAL) |
|---|---|

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

| THIS INSTRUMENT WAS PREPARED BY<br>Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203 | | |
|---|---|---|
| ADDRESS FOR NEW OWNER(S) AS FOLLOWS:<br>**ELEANOR L. SIPKOWSKI AND JOHN M. SIPKOWSKI** | SEND TAX BILLS TO:<br>NEW OWNERS | MAP-PARCEL-NUMBERS<br>181-01-0B |
| (NAME)<br>7527 Tarmac Way | (NAME) | 283.00CO |
| (ADDRESS)<br>Nashville, TN 37211 | (ADDRESS) | Davidson County DEEDWARR<br>Recvd: 01/29/15 13:30 2 pgs<br>Fees:13.00 Taxes:934.64<br>20150129-0008633 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) | |

**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 **ELEANOR L. SIPKOWSKI AND HUSBAND, JOHN M. SIPKOWSKI**, hereinafter called the Grantee(s), its 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. 40, on the Plan of Section Two of Phase Three, 2nd Addition to Sugar Valley, a RS10 Cluster Lot Subdivision, a Planned Unit Development of record in Instrument No. 20140506-0038378, 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, INC., A TENNESSEE CORPORATION, by Deed from SUGAR VALLEY, G.P. A TENNESSEE GENERAL PARTNERSHIP, of record in Instrument No. 20140922-0086542 and as corrected by affidavits of record in Instruments No. 20140929-0089372 and 20141024-0098423, 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 and as made applicable in Instrument No. 20140430-0036256, 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: **7527 Tarmac Way, Nashville, TN, 37211.**

(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 29th day of January, 2015

**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 29th day of January, 2015.

My Commission Expires: 07/02/18

_____
Notary Public

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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: 7/2/18

_____
Notary Public

DEE FILES KENNEDY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON