WARRANTY DEED	15-11-009 State of Tennessee) County of Davidson) THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,900.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13th day of November, 2015 Notary Public My Commission Expires: 3-10-19 (AFFIX SEAL)

MANDY TERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON 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: **LEA SUZANNE HENSON & JASON KEAN KERR** (NAME) 4104 Sweetberry Court (ADDRESS) Nashville, TN 37211 (CITY) (STATE) (ZIP)	SEND TAX BILLS TO: Farmington Mortgage, a division of Capstar Bank (NAME) 2002 Richard Jones Road, Suite 300A (ADDRESS) Nashville, TN 37215 (CITY) (STATE) (ZIP)	MAP-PARCEL-NUMBERS 181 01 OB 208.00

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 **LEA SUZANNE HENSON, A SINGLE WOMAN AND JASON KEAN KERR, A SINGLE MAN, AS JOINT TENANTS WITH THE RIGHT OF SURVIORSHIP**, hereinafter called the Grantee(s), 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. 74 on the Plan of Phase Four, Addition to Sugar Valley, a RS-10 Cluster Lot, of record in Plat in Instrument No. 20070125-0010052 and re-recorded in Instrument Number 20070205-0014763 , Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

BEING a portion of the same property conveyed to On Point Construction Company, Inc., a Tennessee Corporation by Quitclaim deed from Hurley-Y, a Tennessee General Partnership of record in Instrument No. 20150128-0008269 Register's Office for Davidson County, Tennessee, and corrected in Instrument No. 20150924-0097380, 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, amended in Instrument No. 20030700093637, in Instrument No.20040203-0013041, in Instrument No. 20040623-0074495, in Instrument No. 2005106-0002201, in Instrument No. 20050629-0074848, and in Instrument No. 20070205-0014762 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.***

Davidson County DEEDWARR
Recvd: 11/23/15 10:03 3 pgs
Fees:18.00 Taxes:983.83
20151123-0118443

BEING unimproved ☐
Improved ☒ property known as: **4104 Sweetberry Court, 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 20th day of November, 2015

ON POINT CONSTRUCTION COMPANY, INC.,
A TENNESSEE CORPORATION

By: _____
KAREN YAZDIAN, PRESIDENT

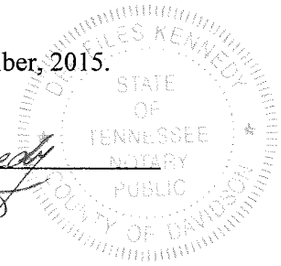
STATE OF Tennessee)
COUNTY OF Davidson)

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 20th day of November, 2015.

My Commission Expires: 07/02/18

_____
Notary Public



True Copy Certification

I, Dora Mobley, 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.

Signature

State of TN

County of Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley 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: 06-26-16

Notary' Seal (if on paper)

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY