WARRANTY DEED

15-11-008

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,750.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th day of December, 2015

Notary Public

My Commission Expires: 5/06/2018 (AFFIX SEAL)

WILLIAM D. CASTLEMAN, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 12/17/15 14:02 3 pgs
Fees:18.00 Taxes:998.08
20151217-0127081

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
JOSEPH MACCA & GIOMBATTISTA "JOHN" MACCA,	New Owner	181-01-OB
(NAME) 6509 Sunnywood Drive	(NAME)	234.00CO
(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 **JOSEPH MACCA, A MARRIED MAN and GIOMBATTISTA "JOHN" MACCA, A UNMARRIED MAN,** hereinafter called the Grantee(s), SUCCESSORS and assigns, a certain tract or parcel of land in County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being Lot No 100, on the Plan of Phase Four, Addition To Sugar Valley, an RS 10 Cluster Lot Subdivision, of record in Instrument No. 20070125-0010052 and re-recorded in Instrument. No. 2007205-0014763, said Register's Office to which plan reference is hereby made for a complete description of said property for Davidson County, Tennessee.

BEING part of the same property conveyed to ON POINT CONSTRUCTION COMPANY, INC., a Tennessee corporation by deed from HURLEY-Y, a Tennessee General Partnership of record in Instrument No. 20150128-0008269 and as corrected in Instrument No. 20150924-0097380, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions and By-Laws of Sugar Valley, of record in Book 11069, Page 14 and as made applicable in Instrument No. 20070205-0014762 and in Book 11069, Page 24. Said 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: **6509 Sunnywood Drive, 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 15th day of December, 2015

ON POINT CONSTRUCTION COMPANY, INC.,
A TENNESSEE CORPORATION

By: _____
FRED YAZDIAN, AUTHORIZED AGENT

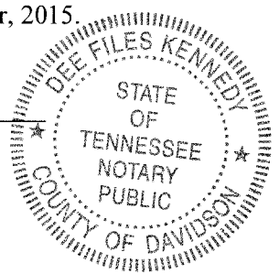
STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **FRED YAZDIAN,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself 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, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the LIMITED LIABILITY by himself as such officer.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of December, 2015.

My Commission Expires: 07/02/18

_____
Notary Public



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.

_____

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, _____ who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 07/02/18

_____
Notary Public

TRUE COPY CERTIFICATION

I, Connie Taylor, do hereby make oath that I am 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.

Connie Taylor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Greg Fairbetter, a notary public for this count and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires:

11/06/2017