Box 14
G-28039-2

WARRANTY DEED

16-01-004

BILL GARRETT, Davidson County
Trans:T20160012062 DEEDWARR
Recvd: 02/12/16 11:42 2 pgs
Fees:13.00 Taxes:1017.13
20160212-0013794

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,900.00.

Kathy Goodson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11th day of February, 2016

Notary Public

My Commission Expires: 11/6/17

DEBORAH M. O'NEIL STATE (AFFIX SEAL) 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:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
QUY DINH LE & TAM DINH LE	**New Owner**	181-01-0B
(NAME) 7417 Campton Road	(NAME)	335.00CO
(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 **QUY DINH LE, AN UNMARRIED MAN, AND TAM DINH LE, A MARRIED MAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, 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. 20 on the Plan of Addition to Sugar Valley, Phase Five, RS10 Cluster Lot Subdivision, a Planned Unit Development,** of record in Instrument No. 20150721-0071320, 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 Hurley-Y, a Tennessee general partnership composed of Paul E. Johnson, Jeffrey P. Johnson, Buford W. Carter and wife, Stacy J. Carter, Lori J. Kelley, and Yazdian Construction, a Tennessee general partnership composed of Fred Yazdian, Sam Yazdian and Abe Yazdian, by Warranty Deed dated August 13, 2001, from William K. Edwards and wife, Katie Edwards, of record in Instrument No. 20010815-0087973, Register's Office for Davidson County, Tennessee. And further being part of the same property conveyed to On Point Construction, Inc., a Tennessee corporation, by Quitclaim Deed dated September 24, 2015, from Hurley-Y, a Tennessee general partnership, of record in Instrument No. 20150924-0097292, Register's Office for Davidson County, Tennessee. The said On Point Construction, Inc., and On Point Construction Company, Inc., are one and the same company.

SUBJECT property is a corner lot; corner of Sunnywood Drive and Campton Road, with property address being 7417 Campton Road, Nashville, TN 37211.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Sugar Valley, of record in Instrument No. 20150602-0051014, and in Book 11069, Page 14, 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: **7417 Campton Road, 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 11th day of February, 2016

ON POINT CONSTRUCTION COMPANY, INC.,
A TENNESSEE CORPORATION

By: _____
SAM YAZDIAN, SECRETARY/TREASURER

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **SAM 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 SECRETARY/TREASURER of **ON POINT CONSTRUCTION COMPANY, INC., A TENNESSEE CORPORATION,** the within named bargainor(s), and that he as such Secretary/Treasurer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of February, 2016.

My Commission Expires: 7/2/18

_____
Notary Public

