WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160054902 DEEDWARR
Recvd: 06/28/16 10:40 2 pgs
Fees:13.00 Taxes:1035.63
20160628-0065726

State of Tennessee)
County of Davidson)

16-05-013

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27th day of June, 2016

Notary Public

My Commission Expires: 1-20-19

BRANDON W. LIPPMAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD (AFFIX SEAL)

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
MICHAEL McKERVEY	U.S. BANK, N.A.	181-01-0A
(NAME) 6801 Sunnywood Drive	(NAME) 7601 Penn Avenue S., Ste A1	040.00CO
(ADDRESS) Nashville, TN 37211	(ADDRESS) RICHFIELD, MN 55423	
(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 **MICHAEL McKERVEY,** A SINGLE MAN , hereinafter called the Grantee(s), his 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. 143, on the Plan of Section One, Sugar Valley, R20 Residential P.U.D.,** of record in Book 9700, Page 711, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING part of the same property conveyed to ON POINT CONSTRUCTIONS, INC., A TENNESSEE CORPORATION, by Quitclaim Deed from HURLEY-Y, A TENNESSEE GENERAL PARTNERSHIP, of record in Instrument No. 20130311-0024046, 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, in Book 11761, Page 279, in Instrument No. 20000410-0035790, and in Instrument No. 20000523-0051637, 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: **6801 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 27th day of June, 2016

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 27th day of June, 2016.

My Commission Expires: 07/02/18

_____
Notary Public

