WARRANTY DEED

File Number: 60022

Davidson County DEEDWARR
Recvd: 03/15/06 12:15 2 pgs
Fees:13.00 Taxes:677.10
20060315-0029837

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF MARCH, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

MELODY M. JENKINS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE My Commission Exp. JUN 12 2006

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian M. Flint	Brian M. Flint	60-16-303.00
(NAME)	(NAME)	
2728 Jones Avenue	632 Aliento Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Camarillo, CA 93012	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Blue Ridge Investment Group, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brian M. Flint, HEREINAFTER CALLED THE GRANTEES, 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. 1 on the Plan of Jones Village, of record in Plat Book 6250, Page 861, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Blue Ridge Investment Group, LLC by deed from Richard A. Winski, a married man, and Amy C. Czerwinski, a married woman, dated December 5, 2005, of record in Instrument # 20051221-0152738, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2728 Jones Avenue, Nashville, TN 37207

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs 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 heirs 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 my hand this 10th day of March, 2006.

Blue Ridge Investment Group, L.L.C.

By:

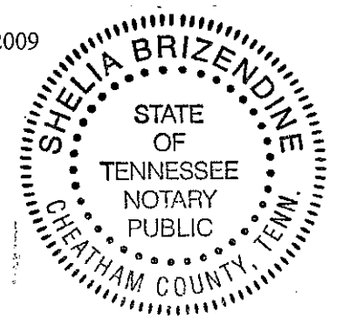
Amy Czerwinski, Chief Executive Manager

STATE OF TENNESSEE COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Amy Czerwinski, with whom I am personally acquainted, and who upon oath, acknowledged himself/herself to be the Chief Executive Manager of Blue Ridge Investment Group, LLC, the within named bargainor, and Limited Liability Company, and that he/she as such Chief Executive Manager , being authorized so to do, execute the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by the said Amy Czerwinski as such Chief Executive Manger.

Witness my hand and official seal at Nashville, Tennessee this 10th day of March, 2006.

Commission expires: June 8, 2009



My Commission Expires JUNE 8, 2009

Shelia Brizendine Notary Public